Print Version

Close Window Print

Summary

Reference	MC/24/2128
Alternative Reference	PP-13423241
Application Received	Tue 15 Oct 2024
Application Validated	Fri 18 Oct 2024
Address	Cozenton Park Nursery Bloors Lane Rainham Gillingham Medway ME8 7EG
Proposal	Change of use of part of the site to allotments (demolition and removal of former glasshouses, polytunnels and temporary buildings). Site clearance to create allotments, tree nursery and community garden. Installation of two shipping containers for equipment storage, and refurbishment of existing single storey building to act as a Hub facility. Installation of new native hedgerow to part of site perimeter and new fencing not exceeding 2m high.
Decision	Approval with Conditions
Decision Issued Date	Fri 03 Jan 2025

Further Information

Application Type	Full Application
Decision	Approval with Conditions
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Mary Smith
Parish	Not Available
Ward	Rainham North
District Reference	Not Available

Applicant Name	Ms Fiona Leadley
Agent Name	Mr Peter Cross
Agent Company Name	Fulkers Bailey Russell
Agent Address	Churchill Square Business Centre, 50 Kings Hill Kings Hill West Malling Kent ME19 4YU
Environmental Assessment Requested	No

Contacts

Ward Councillors

Cllr Kwashie Anang

Cllr George Perfect

Cllr Wayne Spring

Important Dates

Application Received Date	Tue 15 Oct 2024
Application Validated Date	Fri 18 Oct 2024
Expiry Date	Fri 15 Nov 2024
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Fri 25 Oct 2024
Neighbour Consultation Expiry Date	Fri 15 Nov 2024
Standard Consultation Date	Fri 25 Oct 2024
Standard Consultation Expiry Date	Fri 15 Nov 2024
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Wed 23 Oct 2024
Latest Site Notice Expiry Date	Wed 13 Nov 2024

Internal Target Date	Tue 07 Jan 2025
Agreed Expiry Date	Tue 07 Jan 2025
Decision Made Date	Fri 03 Jan 2025
Decision Issued Date	Fri 03 Jan 2025
Permission Expiry Date	Mon 03 Jan 2028
Decision Printed Date	Fri 03 Jan 2025
Environmental Impact Assessment Received	Not Available
Temporary Permission Expiry Date	Not Available

Constraints

Name	Constraint Type	Status
Description: Medway Area Boundary	Medway Boundary	Not Available

Related Information

There are 30 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.

Delegated Report

Case Officer: Mary Smith
Ref. No: MC/24/2128
Address: Cozenton Park Nursery, Bloors Lane, Rainham
Proposal: Change of use of part of the site to allotments (demolition and removal of former glasshouses, polytunnels and temporary buildings). Site clearance to create allotments, tree nursery and community garden. Installation of two shipping containers for equipment storage, and refurbishment of existing single storey building to act as a Hub facility. Installation of new native hedgerow to part of site perimeter and new fencing not exceeding 2m high.

Publicity			
Site notice	Y	Publicity Expiry Date	15/11/2024
Press notice	N		
Adj. neighbours	Y		

Relevant History			
Ref No.	**Description**	**Decision**	**Date**
MC/04/2776	Application under Reg. 3 of the T&CP Regulation 1992 for the installation of a temporary modular building	Approved (temp until 31/08/2008)	28/02/2005

DESCRIPTION OF SITE

The site is currently a fenced off overgrown area which was previously used as a plant nursery. There are several dilapidated buildings including polytunnels/greenhouses within the site, as well as areas of hardstanding. There is a row of tall conifers alongside a palisade security fence to the south and east boundaries of the site with the park. Access is to the south through gates within this fencing, with vehicular access possible through Cozenton Park to Bloors Lane. Cozenton Park includes a recently built replacement swimming pool/leisure centre building, an outdoor skatepark and a children's playground.

PROPOSAL

It is proposed to re-purpose the site to provide allotments and community tree nursery and garden facilities including:

- The removal of various existing buildings/structures
- The refurbishment of:
    - Building 1 (west of access) for pot/tool storage
    - Building 3 (east of access) for hub with meeting place and accessible toilet, including the provision of PV panels on the roof
    - Building 4 (east of access) for allotment holders store
    - Building 7 (north of access) polytunnel for community tree nursery
    - Building 9 (north of access) polytunnel for community garden
- Provision of 23 allotments (65sqm plots) on the eastern part of the site
- Provision of 7 microplots (25sqm) to the northern tip of the site
- Provision of 9 limited mobility raised beds (10sqm)
- Two new containers for secure storage for the community tree nursery
- Three parking spaces
- New 2m high close boarded fencing at the top of the bank by the northeast boundary
- Main entrance to the south with an additional pedestrian access to the east

The proposals include the removal of the high conifer hedge to the south and east site boundaries with Cozenton Park and replacement with a native hedgerow. Other vegetation

including various trees would also be removed from within the site. The application is accompanied by an Arboricultural Implications Assessment and Method Statement, a Preliminary Ecological Appraisal, an Ecological Impact Assessment and a Biodiversity Net Gain (BNG) Metric and Feasibility Assessment. Results of local consultations regarding the future of the site and a summary of Medway Council allotment provision are also given.

SUMMARY INFORMATION

- No change to site size, use to alter from nursery to a mix of allotments and community facilities for growing trees/plants.
- Two polytunnels and one large greenhouse to be removed and replaced by two small containers on the southwest corner of the greenhouse site, each container being 6.058m by 2.438m, 2.591m high.
- Parking to be formalised to 3 spaces suitable for use by the disabled.

PLANNING CONSTRAINTS

The Medway Local Plan 2003 (the Local Plan) shows the site as being within the urban area, the western half with no specific designation but the eastern half, together with Cozenton Park to the east and south, being shown as protected open space (Policy L3).

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework Paragraphs (NPPF): Paragraphs 7, 96, 103, 104, 115-117, 135, 136, 161, 167, 168, 187 and 193
National Planning Practice Guidance (NPPG): Biodiversity Net Gain
Development Plan Policies: Medway Local Plan 2003 Policies BNE1, BNE2, BNE37, BNE39, BNE43, T1, T2, T4, T13 and L3

LOCAL REPRESENTATIONS

	COMMENTS RECEIVED
Parish/Town Council	N/A
Residential Objections Number received:	0
Residential Support Number received:	10

10 letters of support include the following:

- Excellent initiative to use derelict site, health, community and environmental benefits
- Demand for trees and hedges best met locally
- Shortage of allotments in Medway
- Increased biodiversity/habitats, lower air pollution, etc from planting
- Opportunity for volunteers, social interaction, exercise and learning new skills

One supporter raised concern regarding the size/growth of a tree by their back garden – they have been put in contact with the applicant regarding this.

CONSULTATION RESPONSES

KCC Biodiversity confirm that, following updated submissions, sufficient ecological information has been provided. The site consists of mostly hardstanding habitat, which is likely to be of low ecological value. For the Other Neutral Grassland and Mixed Scrub that is proposed to be lost, they are satisfied that from the Biodiversity Net Gain requirements that

these habitats are proposed to be replaced on adjacent sites. They are satisfied that there is a lack of suitable features for most protected species, and for those potentially on site, and therefore appropriate precautionary approaches have been proposed. They recommend that the site be managed to remain in its current state to deter protected species from establishing on site.

Bats - The bungalow style building near the site entrance and four trees on site were assessed as having suitability for roosting bats due to the presence of voids suitable for potential bat roost access. Two surveys of these features found no bats emerging from any of these features. They are satisfied that no further surveys are required and no avoidance, mitigation or compensation measures or licensing requirements regarding roosting bats are necessary. Whilst the bat surveys did not record any bats emerging, there is still the potential that they may be roosting on site. During the works, should a bat be found, all works must cease immediately, and an experienced ecologist be consulted for advice going forward.

Lighting - Bats were recorded foraging and commuting on site during the surveys. Lighting can negatively impact nocturnal species like bats. No lighting plan or information has been submitted with the application and it is therefore suggested that any lighting is agreed by condition with reference to the Bat Conservation Trust's 'Guidance Note 08/23: Bats and Artificial Lighting at Night'.

Precautionary Mitigation

Reptiles and amphibians - Suitable habitat exists on site for reptiles. Reptile surveys found no reptiles on site and they are satisfied that there are unlikely to be any. An artificial pond was found during the survey and an eDNA test for Great Crested Newts (GCN) was conducted, coming back negative, therefore they are satisfied that this species is likely to be absent from the site. The reptile survey did find frogs on site (peak count one adult and two sub-adults), both widespread reptiles and amphibians being protected via part of Section 9(5) of the Wildlife & Countryside Act 1981 (as amended). Mitigation for amphibians on site, including the management of the pond and surrounding habitat and the installation of two hibernacula, has been included in reptile survey report and should be taken into consideration when a management plan as part of the BNG requirements for the site is created. KCC are satisfied that the precautionary measures set out for reptiles and amphibians in the survey report, including the supervision of vegetation clearance by a suitably qualified ecologist, are sufficient for the site.

Badgers and Hedgehogs - Badger surveys of the site found no badger signs or setts but did find use by other terrestrial mammals, including hedgehogs. Hedgehogs are protected in the UK under the Wildlife and Countryside Act, 1981, and are a Priority Species under the UK Post-2010 Biodiversity Framework and is on the Red List for British Mammals (which are vulnerable to extinction). They are satisfied that the precautionary measures set out for hedgehogs and other terrestrial mammals in the badger survey report and the EcIA are sufficient for the site.

Breeding Birds - It is possible that breeding birds may be using the vegetation on site. All nesting birds and their active nests are afforded legal protection from damage by the Wildlife and Countryside Act 1981 (as amended). KCC are satisfied that the measures set out in the EcIA, including vegetation clearance outside of the bird nesting season (March to September, inclusive), are suitable.

They advise that the applicant follow the precautionary mitigations set out in section 6 of the EcIA, plus the measures in the Conclusions & Recommendations sections of the badger and reptile survey reports. These measures would be secured by a condition. As part of this, they

highlight that the current management of the site must continue so as not to develop suitable habitat which may encourage the presence of protected species.

Biodiversity Net Gain (BNG) - Under section 40 of the NERC Act (2006) and paragraph 180 of the NPPF, biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 186 of the NPPF, the implementation of measurable net gains for biodiversity should be encouraged. Under the Environment Act 2021, all planning applications are required to deliver at least a 10% biodiversity net gain (unless exempt). This application falls under mandatory BNG.

Following initial concerns, an updated statutory BNG metric has been submitted. The metric shows that the proposals will result in a combined on-site and off-site net change of 0.67 for habitat units and 0.64 hedgerow units. This equates to a combined net % change of 12.33% for habitat units and 46.78% for hedgerow units. They are satisfied that this net gain is more than 10%, that the trading rules have been satisfied and that the correct baseline habitats on-site have been included in the metric. As such at this current stage, they are satisfied that sufficient information has been provided to determine the application.

The loss of habitat on-site is proposed to be mitigated by the off-site enhancement of two adjacent sites consisting of 'poor' quality modified grassland. It is proposed to enhance these to 'good' condition mixed scrub in Area A to the west of the site and 'good' quality other neutral grassland in Area B to the east of the site, with the existing trees in each area to be retained. KCC are concerned that Mixed Scrub may not be achievable in Area A due to the dense canopy cover of the existing trees which could shade out the proposed scrub and that the Other Neutral Grassland in Area B may also be affected by canopy cover. If the habitat creation is not feasible in these areas due to the canopy cover, then suitable alternative habitat that satisfies the trading rules will need to be considered for this area, or suitable alternative locations within the blue line boundary (which has been extended to cover the whole of Cozenton Park). However, details of the proposed habitat creation is not required at this stage and details of how 10% BNG will be achieved can be addressed at the Biodiversity Gain Plan stage when permission is granted. As the habitat creation is considered off-site under BNG and therefore it is KCC's view that a legal agreement will be required to secure this.

As the proposed habitats of mixed scrub and other neutral grassland are of medium distinctiveness, they consider that plans of the proposed management and monitoring of the site will be required, to ensure that the measurable net gain can be achieved, establishment and management plan(s), including a species list of native plants, secured by condition if permission is granted. The applicant would also need to submit a biodiversity gain plan form along with supporting information once permission is granted to demonstrate in more detail how the proposed BNG will be delivered.

Ecological Enhancements – these are not considered as part of a measurable net gain, however, in addition to the measurable net gains they expect enhancement features to also be incorporated into an enhancement plan within the red line boundary. These can include bat and bird durable boxes, log/leaf/compost piles, hibernacula, and hedgehog homes and holes in fencing. This would be secured by planning condition.

APPRAISAL

Background

The former nursery on this site has fallen into disrepair. Local consultation on the site was undertaken in May/June 2024 and this is summarised in the current application submissions. 83% of responders strongly agree/agree with the proposed restoration of the site as a

community tree nursery, community garden and allotments, with only 6% strongly disagreeing/disagreeing.

Principle

There is no objection in principle to the re-purposing of this site for allotments and community growing initiatives, indeed the bringing back into use of the site for such use is welcomed. It would not conflict with Policy L3 of the Local Plan which aims to protect open space (including allotments). It would also be in accordance with paragraph 96 of the NPPF which refers to the enabling and support of healthy lifestyles, for example by the provision of accessible green infrastructure and allotments, and paragraphs 103-104 of the NPPF which refer to the importance of open space and recreation land.

Design

The removal of various dilapidated structures is welcomed from a visual perspective, as is the bringing back into use of the site for a primarily outdoor purpose. The renovation and re-purposing of building 3 to provide a Hub (meeting/education space, office, WC and tearoom) includes the addition of PV panels to both roof slopes which is also welcomed and would not result in any visual harm.

The proposals include the addition of two standard containers to the site, to be located on an existing concrete hardstanding to provide secure storage for the adjacent community tree nursery. Although these would not be prominent from outside the site, containers are functional in appearance and it is therefore proposed to clad their sides in timber, other than the door end which would remain untreated to provide access to the locking mechanism and openings. It is requested by the applicant that the cladding be undertaken within a year of installation, and this is not considered unreasonable (a temporary permission for containers during the set-up period would be likely to be acceptable but for permanent development more attention would be needed to the visual impact).

In summary, subject to a condition to secure the cladding of the containers, the design and visual impact of the development is considered acceptable including with regard to Policy BNE1 of the Local Plan and paragraph 135 of the NPPF.

Residential Amenity

The site adjoins the back gardens of neighbouring dwellings to the west and north. Although the bringing back of the site into use will clearly increase activity on the site, it is not considered that this would be likely to result in significant harm to the living conditions of local residents due to noise and disturbance, bearing in mind the setting on the edge of the public park which is already well-used. The meaningful use of the site should help to deter vandalism to some extent, and the existing palisade security fencing to the park boundaries is to be retained as a further aid. Allotment holders would be key/code holders with the gates locked when the site is not in use. There will be very limited vehicular access to the site, and this would be suitably controlled (see below).

Aside from noise and disturbance, it is noted that to the north of the site the boundary is at a lower level than the main part of the site, down a small bank. A 2m high close-boarded fence is therefore proposed at the top of the bank (inside the site boundary) to prevent views across the neighbouring gardens. The western part of the site is currently very overgrown, such that it is not possible to examine the condition of boundary treatment. A condition to require boundary treatment to be agreed once the site has been cleared but before commencement of use is therefore proposed to address this.

The application submissions include a summary of pre-application consultation with the local community undertaken in May/June 2024. The vast majority of responders were in favour of the proposed use, the few negative comments including reference to security/possible anti-social behaviour at night (addressed above), control of access and increased parking in the area (see below) and that support will drop, it will become overgrown again and would be a waste of money (these are not planning issues).

In summary the amenity impacts of the development including the effect on local residents is considered acceptable including with regard to Policy BNE2 of the Local Plan and paragraph 135 of the NPPF.

Highways and Parking

The application submissions include a review of Medway allotments sites, 11 having dedicated parking with the majority, 18 sites, having none, and only 3 sites currently providing accessible raised beds. It is proposed to provide 3 parking spaces on site which would be suitable for use by the disabled, to be positioned close to the proposed raised beds, with access from Bloors Lane via a gated entrance and then tarmac park footpaths to the main site entrance. This route would not be suitable for general vehicular use due to potential conflict with other park users. However, it is stated that any vehicles accessing the site would be required to be walked in from the main vehicle entrance gate from Bloors Lane (which is locked with a padlock) by an authorised key holder wearing a hi-viz jacket and that they would drive along the park driveway at a speed limit of 5mph with their hazard lights on. This would include access by occasional delivery vehicles. Subject to this being adhered to, there is no objection to the access and on-site parking proposals, with the provision of a facilities for the disabled being welcomed in principle.

Off-site car parking is available at Cozenton Park Sports Centre, and it is stated that the use of this would be encouraged, rather than parking on local streets. Although on-street parking could not be prevented, including in High Elms which would be accessible by footpath, as the Sports Centre car park is accessible and well-related to the site, it is not anticipated that any on-street parking would result in significant highway safety or amenity issues. Site users who are local resident users are fairly likely to walk or cycle to the site, with on-site secure storage facilities to be provided for their equipment, etc, and a condition to require on-site cycle parking facilities is recommended.

In summary, subject to conditions the access and parking arrangements are considered acceptable including with regard to Policies T1, T2, T4 and T13 of the Local Plan and paragraphs 115-117 of the NPPF.

Impact on Trees

An Arboricultural Implications Assessment and Method Statement have been submitted with the application. 38 individual trees and 9 groups of trees were surveyed, with 18 individual trees and 6 groups to be removed, all being category C (low quality) or U (unsuitable for retention) trees. The main tree removal would be the high conifer hedge to the south and east site boundaries with Cozenton Park together with the groups along the western boundary, with various individual trees also to be removed from nearer the centre of the site. One category A (high quality) beech tree would be affected by the new pedestrian access path from the eastern access, but this is not assessed to cause significant harm to it, affecting only a small part of its root protection area. Details of tree protection measures are provided for this and other retained trees and would be secured by condition.

Although many trees would be removed as part of the development they are of low quality. The removal of the boundary trees would be particularly noticeable however the overgrown

conifer hedge to the park is of limited visual and ecological merit and is intended to be replaced with a native hedgerow which would be preferable. Full details of replacement planting/landscaping would be secured by condition. In summary, subject to conditions there are no objections to the impact on trees including with regard to Policy BNE43 of the Local Plan and paragraph 136 of the NPPF. It is also noted that part of the development will provide a community tree nursery which is welcomed.

Ecology

A Preliminary Ecological Appraisal and an Ecological Impact Assessment together with supporting information for bat, badgers and reptiles (including great crested newts) have been submitted in support of the application. KCC Biodiversity confirm that sufficient ecology information has been provided, there being a lack of suitable features for most protected species and an appropriate precautionary approach being proposed for those which may potentially be on site.

Surveys found no roosting bats although there were recorded foraging and commuting on the site. A condition to require details of any lighting is therefore recommended to ensure that it would be sensitive to bats. Although no evidence of Great Crested newts or badgers was found, evidence of frogs and hedgehogs were, and the site may also be being used by breeding birds. A condition requiring the implementation of the precautionary mitigations set out in the submissions to address these matters is therefore recommended. In addition, details of ecological enhancements (such as bat and bird durable boxes, log/leaf/compost piles, hibernacula, and hedgehog homes) would also be required by condition, to enhance the ecology value of the site as developed.

In summary, subject to conditions there are no ecology objections to the development including with regard to Policies BNE37 and BNE39 of the Local Plan and paragraph 193 of the NPPF.

Biodiversity Net Gain

Under the Environment Act 2021, all planning applications now submitted must deliver at least a 10% biodiversity net gain (BNG), unless specifically exempt under the related legislation. The current application is not exempt from these requirements.

Following concerns raised regarding the initial submissions, revised details to address BNG have been provided. The metric now submitted is adequate to determine the baseline for a 10% BNG. The loss of on-site habitat is proposed to be mitigated by the enhancement of parts of Cozenton Park, adjacent off-site land which is also within the ownership of the applicant (Medway Council). It is noted that some of the details of the proposals outlined for future BNG raise concern (as detailed by KCC Biodiversity in their comments above), but that the final details could be agreed post planning approval, as part of the biodiversity gain plan which would in any case need to be submitted to demonstrate in more detail how the BNG would be delivered. An informative on the decision would draw attention to this.

It has been considered whether the increase in habitat to be created/enhanced for BNG net gain should be considered as significant with regard to the advice in the National Planning Policy Guidance (NPPG) on BNG (and associated links: https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements). Whilst there would be some habitat of medium distinctiveness, the NPPG gives examples of what would count as a significant enhancement, such as creating a wildflower meadow or a nature park. The current proposals would be for relatively small areas/gains (a 2.33% gain above the minimum legislative requirement) and so are not considered to be of a significant scale in this context. It is also noted that part of the BNG would be within the application site area (red

line, hedgerow units only), and part within the wider Cozenton Park boundary (the blue line), and that the site is owned by Medway Council. It is therefore recommended that the necessary biodiversity net gain plan be accompanied by a Memorandum of Understanding stating that the subsequently approved details are to be maintained for at least 30 years, as in the case circumstances a S106 (by/with Medway Councils itself) would not be suitable/enforceable.

In summary, there is no overriding objection on the grounds of BNG including with regard to Policy BNE37 of the Local Plan and paragraphs 187 and 193 of the NPPF.

Climate Change and Energy Efficiency

The proposed works include the renovation and re-purposing of building 3 to provide a Hub for the site use, with PV panels to be added to the roof slopes. This is welcomed with regard to climate change and sustainable energy provision, including paragraphs 7, 161, 167 and 168 of the NPPF.

Other Matters

There are no flood risk, contamination or air quality concerns raised by the proposals.

CONCLUSIONS AND REASONS FOR RECOMMENDATION

The bringing back into use this site for the proposed uses is very much welcomed, providing sought after allotments as well as a tree nursery and community garden facilities. Subject to conditions, the visual, amenity, highways/parking, trees and ecology impacts are considered acceptable, with BNG adequately addressed including the need to achieve a 10% gain. Approval subject to conditions is therefore recommended, including with regard to Policies BNE1, BNE2, BNE37, BNE39, BNE43, T1, T2, T4, T13 and L3 of the Local Plan and paragraphs 7, 96, 103, 104, 115-117, 135, 136, 161, 167, 168, 187 and 193 of the NPPF.

Allotment summary

The following sets out a summary of Medway Council's allotment sites along with accessible beds and parking:

Allotment site	Number of plots on site	Accessible/ raised beds	Parking on site?	Parking spaces on site
Anchor Road/St Williams Way	9	0	No	0
Priestfield's Lower Site	99	7	Yes	10
Priestfield's Upper Site	39	0	Yes	3
Watts Meadow	16	0	Yes	3
City Way	35	0	No	0
Great South	175	0	No	0
Hatton Road	25	0	Yes	9
Street End Road	102	2	Yes	12
Allington Road	28	0	No	0
Black Lion, Mill Road	21	1	No	0
Chapel Lane	136	0	Yes	15
Cornwall Road	Closed	Closed	No	0
Eastcourt Lane/ Featherby Road	14	0	No	0
Kingsnorth Road	22	0	No	0
Kingswood Road	4	0	No	0
Selbourne Road (east)	5	0	No	0
Selbourne Road (West)	6	0	No	0
Third Avenue	9	0	No	0
Thornham Road	28	0	No	0
Woodlands Road	199	0	No	0
Woodlands Chalk Pitt (North)	6	0	No	0
Woodlands Chalk Pitt (South)	18	0	No	0
Berengrave Chalk Pit	45	0	Yes	5
Bloors Lane	102	0	Yes	8
Bloors Lane Church	32	0	No	0
Seaview Road	3	0	No	0
Broomhill	37	0	Yes	6
Cliffe Road	59	0	Yes	4
Cromer Road/Yoke Close	21	0	No	0
Strood Hill	76	0	Yes	4

Summary

- Overall, there are 1,371 allotment plots to rent in Medway.
- When a full-sized plot becomes available these are usually made into half plots to help the waiting list. Other local authorities around the country follow this process.
- The waiting list fluctuates as prospective tenants are added, decide they don't want to be on the list or sign a tenancy for a plot.
- Medway has 30 allotments sites, but the Cornwall Road site was closed to the public in late 2022 due to issues of asbestos. 8 allotment plots were lost due to Cornwall Road closing.
- 11 allotments sites have dedicated parking available. The remaining 19 sites have no official parking.
- There are 79 parking spaces available over the 11 sites that have dedicated parking.
- Medway doesn't officially have raised/accessible beds at the allotment sites. Any accessible beds are managed by Medway Allotment Federation (MAF) and are free to disabled users. In total there are 10 accessible and raised beds at Priestfield's (7), Street End Road (2) and Black Lion, Mill Road (1).
- Allotments users can access the sites at different times of the day without restrictions.
- The allotment rental period is from 1 January – 31 December.
- All roadways and pathways must be kept clear.
- Parking should be at designated areas only.
- The sites are inspected from mid-March onward and then bi-monthly after.
- Tenants can only access the site to tend to their plot or on association business.
- Composting of materials on site is permitted and recommended.
- Children are encouraged to help tenants with their plots but must be accompanied and supervised.
- Dogs are allowed on site but must be on a short lead.
- All site users are required to re-lock the access gate on entering and leaving the site.

September 2024

DOWN TO EARTH

— ROOTED 1979 —

Former Cozenton Nursery, ME8 7EG

Arboricultural Implications Assessment and Method Statement to BS 5837:2012

Initial Survey - 29th February 2024
Report - 30th September 2024

Contents

Executive summary

1. Introduction 2
   - Instructions 2
   - Purpose of this report 2
   - Documents supplied 2
2. Site details 3
   - Site description 3
   - The legal status of the trees 3
   - The proposed development 3
3. Tree protection 3
   - Operations scheduling 3
   - Root protection areas 4
   - Tree protection fencing 4
   - Other precautions when working within RPA 4
4. Site-specific precautions and mitigation 5
5. Conclusions 6
6. Site photographs 6
8. Appendices 8

Appendix I I
- Cascade chart for tree categorisation i
- Tree Schedule Table i

Appendix II II
- Tree Survey Plan – Page 1 ii

Appendix III III
- Tree Removal Plan iii

Appendix IV IV
- Tree Protection Plan iv

Appendix V V
- Tree Protection Signage v

Instructing client:	Fiona Leadley – Principal Greenspace Development Officer – Regeneration Delivery - Medway Council
Site location:	Former Cozenton Nursery Cozenton Park Bloors Lane Rainham Medway, ME8 7EG
Project reference:	DTE RF20876

	Name	Position	Date
Surveyor and date of survey:	Ben Williams TechArborA	Arboricultural Consultant	29th February 2024
Report author:	Ben Oates TechArborA	Senior Arboricultural Consultant	30th September 2024
Reviewed:	John Robinson Dip Arb L6 M Arbor A	Consultancy Director	

Down To Earth Trees Ltd.
The Oast, Preston Farm
Shoreham Rd
Sevenoaks
Kent, TN14 7UD

Tel: 01959 524623
Email: enquiries@dtetrees.co.uk
Web: www.downtoearthtrees.co.uk

© 2024 Down to Earth Trees Ltd
All rights in this report are reserved. The content and format are for the exclusive use of the above addressee and their direct agents to inform of trees in relation to development and are intended to be submitted as part of a formal planning application. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Down To Earth Trees Ltd.

Executive summary

Down To Earth Trees Ltd is appointed by Fiona Leadley, Principal Greenspace Development Officer at Medway Council, to prepare an arboricultural implications assessment (AIA) and method statement (AMS) with a tree removal plan and protection plan for the proposed development at the Former Cozenton Nursery following the recommendations of British Standard (BS) 5837:2012 *Trees in relation to design, demolition and construction* (BS 5837).

The proposed development comprises the demolition of the existing polytunnels, the creation of twenty-three new allotments, community gardens, limited mobility raised beds, the storage of two shipping containers, and the refurbishment of a tree nursery polytunnel, the Nursery Office, Meeting Place, and accessible toilet.

Ben Williams TechArborA previously carried out a baseline tree survey to BS 5837:2012 on 29 February 2024 and prepared an arboricultural report on 5 March 2024. Appendix I includes the collected tree data in our tree survey schedule. This arboricultural implications assessment and method statement should be read in conjunction with our previous arboricultural report.

Provided that all precautions to mitigate and minimise damage to retained trees are followed as described in Sections 3 and 4, the potential for significant impact to retained trees will be minimised as reasonably practicable for the approved layout.

This document shall be available to all personnel, contractors, and subcontractors involved in site operations. The site manager shall outline to all operatives the importance of adhering to it.

Arboricultural implications summary

On 29 February 2024, Ben Williams TechArborA visited the site and surveyed **thirty-eight (38) individual trees and nine (9) groups** following BS 5837. Of those;

- **Five (5)** trees are in category 'A'; trees of high quality;
- **Eleven (11)** trees are in category 'B'; trees of moderate quality;
- **Twenty-nine (29)** trees are in category 'C'; trees of low quality;
- **Two (2)** trees are in category 'U'; trees unsuitable for retention.

Eight (8) inspected trees appeared off-site (OS1, 165, 166, 167, 168, 169, 170, 171) in neighbouring or public land and are included due to their proximity to the subject site. All collected tree data is included in our Tree Survey Schedule, which is included in Appendix I. The positions and constraints of all the inspected trees are shown in our Tree Survey Plan, which is included in Appendix II.

Many mature trees within the grounds form a part of a larger shelterbelt of mature trees, particularly a sizeable linear group of Leyland cypress situated on the south and east boundaries, which appear to have lapsed routine management. The site also features mature specimens of fastigiate beech, black pine, and birch, which are situated prominently and interspersed with a range of planted and self-seeded amenity trees. The site has since been left derelict, with areas being colonised with dense bramble.

Of the thirty-eight (38) individually surveyed trees, eighteen (18) will be removed, comprising sixteen (16) category 'C' and two (2) category 'U' trees.

Of the nine (9) groups, six (6) will be removed from the site boundaries. All of them are category 'C' and comprise dilapidated conifer hedges of western red cedar and Leyland cypress (126g, 137g, 138g, 162g, and 163g).

All trees to be removed are of low-quality 'C' and 'U' categories. All of the moderate and high-quality trees will be retained and protected.

One (1) category 'A' beech (159) requires careful excavation for pedestrian access at the outer extremity of its root protection areas (RPA), but the extent does not exceed 9% of its RPA. In my assessment, the tree will tolerate this minor disturbance, considering the contiguous compensatory rooting preserved and protected in all other directions. Such localised disturbance from the footway excavations is considerably less than what BS 5837 implies trees can tolerate. Consequently, no significant harm will be caused to the tree's health or public visual amenities.

1. Introduction

Instructions

1.1 Down To Earth Trees Ltd is appointed by Fiona Leadley, Principal Greenspace Development Officer at Medway Council, to prepare an arboricultural implications assessment (AIA) and method statement (AMS), with a tree removal plan and protection plan for the proposed development at the Former Cozenton Nursery following the recommendations of British Standard (BS) 5837:2012 *Trees in relation to design, demolition and construction* (BS 5837).

Purpose of this report

1.2 This AMS aims to inform the client and their principal contractor how to protect the retained trees from site clearance, demolition, and construction-related damage as far as is practicable to help ensure the trees continue to provide long-term amenity benefits.

1.3 It provides project-specific guidance on the processes involved during development and seeks to ensure that appropriate work methods align with current arboricultural best practices. Once this report is accepted by the local planning authority for discharging planning conditions, these methods must be implemented by the applicant (and their contractors), including any tree protection measures maintained throughout the project to ensure successful tree preservation. Failing to do so could be considered a breach of a planning condition and may lead to enforcement action by the local planning authority, which can cause costly delays.

1.4 This AMS shall be available to all personnel, contractors, and subcontractors involved in site operations. The site manager should explain to all operatives entering the site the importance of adhering to this document. A copy of this AMS and its accompanying tree removal and protection plans (TRP and TPP) will always be available in the site office.

Documents supplied

1.5 A topographical survey by Sitech Surveying Services, drawing 17845-24, dated February 2024.

1.6 A Proposed Demolition & Site Clearance Plan by Fulkers Bailey Russell, drawing number 4598-FBR-A1-GF-DR-A-200-DEMO

1.7 A Proposed Site Plan by Fulkers Bailey Russell, drawing number 4598-FBR-A1-GF-DR-A-201-PROP

2. Site details

Site description

2.1 The Cozenton Nursery is a former plant nursery on the north side of Cozenton Park in Rainham. The park is accessed off Bloors Lane.

2.2 The nursery now appears to be derelict, with areas densely regenerating with bramble and sapling trees. The rear garden of the subject site is host to mature specimen trees, primarily oaks, which form a part of a larger shelterbelt of mature trees flanking the rear gardens of properties on both Bushey Way and Barnfield Wood Road. The garden is mainly laid to grass, with a patio projecting from the rear of the property and two small hard-surfaced bases toward the far end of the garden.

2.3 The soil at Cozenton Nursery is predominantly loamy, with good drainage properties. This soil type is generally fertile and supports a wide range of plant species, including the existing trees on the site.

2.4 The nursery is bordered by residential properties to the northwest and northeast, with a mix of detached and semi-detached houses. To the southwest and southeast, the site is adjacent to Cozenton Park, a public green space with recreational facilities and additional tree cover.

Legal status of the trees

2.5 The Medway Council website was accessed on the 29th of February, 2024. A search of the interactive mapping revealed the following.

Tree preservation orders		Conservation areas	
TPO refs	**Survey tree refs**	**Name of CA**	**Survey tree refs**
None found	n/a	None found	n/a

The proposed development

1.8 The proposed development comprises the demolition of the existing polytunnels, the creation of twenty-three new allotments, community gardens, limited mobility raised beds, the storage of two shipping containers, and the refurbishment of a tree nursery polytunnel, the Nursery Office, Meeting Place and accessible toilet.

3. Tree protection

Operations scheduling

3.1 Effective tree protection will be afforded subject to following a logical sequence of events. The sequence is detailed below.

Phase	Operation	Timing/reason/notes
Preliminary tree works and protection measures.		
1	Install all tree protection measures specified in Section **3** and our Tree Protection Plan (Appendix IV).	A bold magenta line shows the fencing location. **The tree protection fence must remain in its original location throughout the demolition and construction phases.**
Construction phase commence		
2	Carry out and complete the demolition and construction phases, ensuring tree protection measures remain in their original locations and specific mitigation followed in **Section 4.**	
Completion of works		
4	**Following construction and** all works that have the potential for tree damage, the Project Arboriculturist will approve removing all tree protection measures.	

3.2 Following the schedule in this way will ensure that any works on unprotected ground within RPA are minimised as far as practicable.

Root protection areas

3.3 The root protection areas (RPA) have been plotted on the Tree Protection Plan (Appendix IV) and are shown as the area within the brown-coloured dodecahedrons. The RPA have been calculated following BS 5837:2012.

Tree protection fencing

3.4 The tree protection fencing shall be installed in the locations highlighted by the bold magenta lines shown on our Tree Protection Plan **before any groundwork, demolition, or construction commences**. This denotes the furthest permitted spread of all demolition and construction activity and any areas within the enclosed fencing form the **construction exclusion zone (CEZ).** Access within the tree side of the protective fencing by construction staff will only occur under direct supervision by the project arboriculturist and only to carry out planned essential works highlighted in this statement.

3.5 The site's tree protection fencing specification will consist of standard two (2) metre high weldmesh panels placed into rubber feet and joined together with no fewer than two anti-tamper clamps per panel, per Figure 3 below. Diagonal strut supports may be used on every other panel and secured on the tree side of the fence with pins or rubber feet - pins for soft ground or a block tray for hard surfaces.

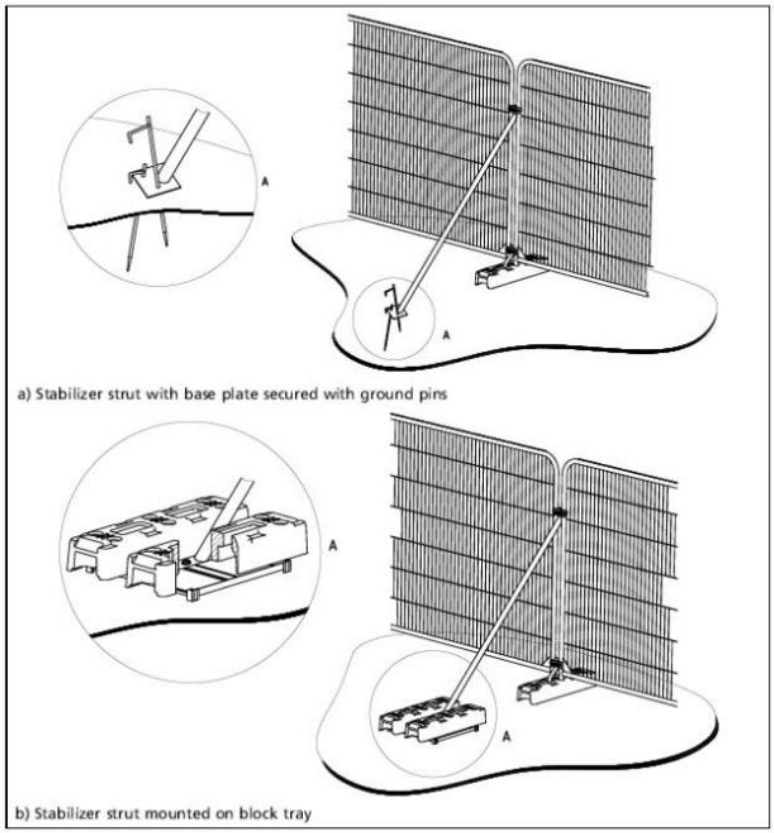


Fig. 1 – Tree protection barrier specification with diagonal supports.

3.6 Weatherproof signs informing site users to KEEP OUT of the tree protection areas shall be prepared by the principal contractor (laminated or printed onto 5mm 'foamex' is recommended) and securely affixed to the protective fencing at suitable intervals of one sign per five (5) panels. We have supplied a digital Tree Protection Sign in Appendix V, which can be used for this project.

Other precautions when working within RPA

- **No** storage of plant or materials unless the ground is protected with suitable marine-grade non-slip plywood boards.
- **No** storage or handling of any chemical, including salt or cement washings, within 5 metres from any tree's outer crown (dripline) unless approved in writing by the local planning authority.
- **No** vehicular access unless site-specific mitigation is in place and approved by the project arboriculturist.
- **No** lighting of fires less than 5 metres from any tree's outer crown (dripline).

4. Site-specific precautions and mitigation

4.1 **Site access and set up of tree protection measures**: The site will be accessed from the existing narrow side access.

Mitigation required:

a. Before any work commences, all tree protection barriers will be installed as specified in section 3 and located as shown by the bold magenta line on our Tree Protection Plan (Appendix IV) to restrict further construction access to unprotected RPA.

b. If the tree protection fencing is damaged or compromised at any point during development works, repairs must be carried out as soon as reasonably practicable to prevent further damage.

c. All protective fencing shall remain in place until the construction phase is complete. Any tree protection that is damaged, moved, or compromised must immediately be repaired so that it provides at least the original level of protection.

d. Contractor access, materials storage, and parking are not anticipated to impact any retained tree RPA once protected. Sufficient parking provisions should be made either in the driveway areas or off-site.

e. Welfare facilities and other temporary buildings will be sited outside any retained tree RPA.

4.2 **Construction Phase**

Mitigation required:

a. As shown in our Tree Protection Plan, all tree protection measures must remain original.

b. All cement mixing shall occur outside of any tree RPA. There is adequate space on site for cement mixing in the areas of existing hard surfacing.

c. Spoil shall be stored outside of any RPA. There should be adequate space for spoil and materials storage outside RPA, such as on the existing hard surfacing.

4.3 **Hard landscaping works** will be carried out within the RPA of retained trees 159, 162g and 163g.

Mitigation required:

a. The principal contractor shall arrange and ensure that the planned excavation work within the RPA of the beech tree 159 is undertaken with care to minimise the impact of such works. Any roots uncovered will be pruned back neatly using sharp secateurs to the face of the excavation.

b. Any concrete that must be poured within the RPA shall first be lined with impermeable plastic sheeting to minimise the entry of toxic leachates into the soil.

c. Spoil shall be stored outside of any RPA.

4.4 **Completion of works and sign-off**

a. Once all construction and landscaping work is completed, the protective measures can be removed from the site entirely.

b. Soft landscaping works, including new tree and shrub planting, may now be carried out.

5. Conclusions

5.1 Provided that all site-specific precautions to mitigate tree-related damage are followed as described in Sections 3 and 4, the potential for significant impact to retained trees will be minimised as far as reasonably practicable.

5.2 This AMS shall be available to all personnel, contractors, and subcontractors involved in site operations. The site manager shall outline to all operatives entering the site the importance of adhering to this document.

6. Site photographs

Photo 1: Site entrance as viewed from the south

Photo 2: Taken from inside the site looking east

Photo 3: Central tree group

Photo 4: Young regeneration between buildings

Please contact us if you have any queries regarding this survey or report.

Ben Oates TechArborA
Senior Arboricultural Consultant
Down To Earth Trees Ltd

BS5837:2012 Tree Survey

Client: Former Cozenton Nursery
Project: Project March 2024
Survey Date: 29/02/2024
Surveyor: Ben Williams

Down To Earth Trees Ltd

The Oast
Preston Farm
Shoreham Rd
Kent
TN14 7UD
Phone: 01959 524623

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
OS1 NT										Estimated Measurements	
Common Ash *Fraxinus excelsior*	17	2	495 (Eq)	N 7 E 7 S 7 W 7	5 7 7 7	M	A: 110.8 R: 5.93	Fair	C: Good S: Good B: Fair	No action :: No action Off-site tree, observations based on view from subject site only. Early ash dieback disease symptoms observed, although health appears reasonable at this time. Potentially close enough to subject site to be affected by any development works (see Tree Constraints Plan)	C.1 10 to 20 yrs
126g 126										Estimated Measurements	
Leyland Cypress *X Cupressocyparis leylandii*	14.5	1	300	N 6.5 E 6.5 S 6.5 W 6.5	2 2 2 2	M	A: 40.7 R: 3.59	Good	C: Poor S: Fair B: Good	No action :: No action Lapsed hedgerow now forming linear tree feature. Historically managed at around 4 metres high, then later at 5-6m and probably unpruned now for around 10 years. Some evidence of splitting and subsiding branches, fairly common in this species. Limited low level screening or amenity value, and ongoing pruning costs anticipated. Will need bringing back into management if retained, however as works have lapsed some trees may not survive pruning due to lack of lower growth.	C.1.2 10 to 20 yrs
127 127											
Corkscrew Willow *Salix matsudana 'Tortuosa'*	15.5	1	580	N 4 E 6.5 S 8 W 8	4 3 3 3	M	A: 152.2 R: 6.96	Good	C: Good S: Poor B: Poor	Further inspection :: Of internal stem decay Feature tree. Previously pollarded to around 10m high with established early-lapsed regrowth. Stem cavity on east side probed to 250mm depth, indicative of open crack (partially stabilised) and/or advanced decay, likely coalesced with pruning wound at approx. 2m. Substantial dead wood in lower crown. Further inspection advised to determine likelihood of failure combined with proposed site usage, which may inform whether tree can be retained.	C.1 10 to 20 yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
128 128 Holly 'Golden King' *Ilex x altaclarensis 'Golden King'*	6	1	160	N 3 E 3 S 4 W 4	1.5 1.5 1.5 1.5	SM	A: 11.6 R: 1.92	Good	C: Good S: Good B: Good	No action :: No action Well formed tree	**B.1** 20 to 40 yrs
129 129 Silver Birch *Betula pendula*	17	1	310	N 3 E 4 S 4 W 3	4 4 4 4	M	A: 43.5 R: 3.72	Good	C: Good S: Good B: Good	No action :: No action Well formed tree, forms shared functional canopy with three adjacent birch.	**B.1.2** 20 to 40 yrs
130 130 Silver Birch *Betula pendula*	17	1	370	N 5 E 1.5 S 5.5 W 5	5 5 5 5	M	A: 61.9 R: 4.43	Good	C: Good S: Ivy B: Good	No action :: No action Well formed tree, forms shared functional canopy with three adjacent birch.	**B.1.2** 20 to 40 yrs
131 131 Silver Birch *Betula pendula*	13	1	290	N 4 E 2 S 0.1 W 2	4 4 4 4	SM	A: 38.1 R: 3.48	Fair	C: Fair S: Ivy B: Good	No action :: No action Unremarkable, but forms small part of shared functional canopy with three adjacent birch.	**C.1.2** 20 to 40 yrs
132 132 Silver Birch *Betula pendula*	15	1	230	N 3.5 E 3.5 S 2 W 2	4 4 4 4	SM	A: 23.9 R: 2.75	Good	C: Good S: Good B: Good	No action :: No action Well formed tree, forms shared functional canopy with three adjacent birch.	**B.1.2** 20 to 40 yrs
133g 133 Irish Yew *Taxus baccata 'Fastigiata'*	6	8	212 (Eq)	N 3 E 2 S 3 W 4	1.5 1.5 1.5 1.5	SM	A: 20.4 R: 2.54	Good	C: Good S: Good B: Good	No action :: No action Pair of two adjacent yews forming shared functional canopy. Well formed.	**C.1** >40 yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
134 135											
Holford Pine *Pinus holfordiana*	14.5	1	380	N 4 E 4 S 3 W 5	4 6 6 2	M	A: 65.3 R: 4.55	Poor	C: Poor S: Fair B: Fair	Fell :: Fell to near ground level Extensive decline observed, around 20% foliar density remaining. Within falling distance of third party property. Unsuitable for retention	U <10 yrs
135g 135											
Common Yew *Taxus baccata*	12.5	1	250	N 4.5 E 4.5 S 4.5 W 4.5	1 1 1 1	SM	A: 28.3 R: 3	Good	C: Good S: Good B: Good	No action :: No action Linear feature of trees adjacent to boundary fence, forming shared functional canopy. Well formed group.	A.1.2 >40 yrs
136 137											
Black Pine *Pinus nigra*	16	1	840	N 6 E 6 S 6 W 6	4 4 4 6	M	A: 319.2 R: 10.07	Good	C: Good S: Ivy B: Ivy	Ivy :: Sever/remove from 0-3m Prominent tree. Bifurcates at approx. 2m into two stems, with included union between. Unable to evaluate due to dense ivy covering. Advise removing ivy from stem to enable full inspection which may inform further works, such as brace installation.	B.1.2 20 to 40 yrs
137g 137											
Western Red Cedar *Thuja plicata*	9	1	120	N 3 E 3 S 3 W 3	0.1 0.1 0.1 0.1	Y	A: 6.5 R: 1.43	Good	C: Fair S: Fair B: Fair	No action :: No action Linear feature of young stems forming shared functional canopy.	C.1 10 to 20 yrs
138g 138											
Western Red Cedar *Thuja plicata*	13	1	280	N 3 E 4.5 S 3 W 3	2 0.1 2 2	SM	A: 35.5 R: 3.36	Good	C: Good S: Fair B: Good	No action :: No action Linear feature of early mature Thuja. Previously topped to around 3.5m with established regrowth likely around 10 years old.	C.1 10 to 20 yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
139 139											
Colorado Blue Spruce *Picea pungens var glauca*	6	1	140	N 1 E 1 S 1 W 1	2 2 2 2	Y	A: 8.9 R: 1.68	Good	C: Good S: Fair B: Good	No action :: No action Recently substantially crown lifted	C.1 20 to 40 yrs
140 140											
Colorado Blue Spruce *Picea pungens var glauca*	6	1	150	N 1 E 1 S 1 W 1	2 2 2 2	Y	A: 10.2 R: 1.8	Good	C: Good S: Fair B: Good	No action :: No action Recently substantially crown lifted	C.1 20 to 40 yrs
141 141											
Sawara Cypress *Chamaecyparis pisifera*	5	2	170 (Eq)	N 1.25 E 1.25 S 1.25 W 1.25	2 2 2 2	SM	A: 13.1 R: 2.04	Fair	C: Fair S: Fair B: Good	No action :: No action Unremarkable	C.1 10 to 20 yrs
142 142											
Bay *Laurus nobilis*	6	5	100 (Eq)	N 2.5 E 2 S 3 W 3	0.5 0.5 0.5 0.5	SM	A: 4.5 R: 1.19	Good	C: Good S: Good B: Good	No action :: No action Unremarkable	C.1 10 to 20 yrs
143g 143										Estimated Measurements	
Leyland Cypress *X Cupressocyparis leylandii*	6	1	100	N 3 E 3 S 3 W 3	1 1 1 1	Y	A: 4.5 R: 1.19	Good	C: Good S: Good B:	No action :: No action Unable to access due to dense understorey. Measurements estimated. Unremarkable pair of trees.	C.1 20 to 40 yrs
144g 144											
Crack Willow *Salix fragilis*	8	1	120	N 6 E 6 S 6 W 6	2 2 2 2	SM	A: 6.5 R: 1.43	Good	C: Fair S: Fair B: Good	Pollard :: To previous points Linear feature of stems maintained as low pollards but allowed to lapse. If retained, advise re-pollarding to maintain dimensions, due to broad form affecting site use.	C.1 10 to 20 yrs

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
145 146											
Norway Maple *Acer platanoides*	12.5	1	400	N 7 3 E 6 3 S 6 3 W 6 3		SM	A: 72.4 R: 4.8	Good	C: Good S: Good B: Good	No action :: No action Well formed tree.	A.1.2 >40 yrs
146 146											
Plum *Prunus domestica*	8	1	210	N 3.5 3 E 3.5 2 S 2.5 3 W 2.5 3		SM	A: 20 R: 2.52	Good	C: Good S: Good B: Good	No action :: No action Well formed tree	B.1 20 to 40 yrs
147 147											
Plum *Prunus domestica*	6	2	113 (Eq)	N 3 3 E 2 3 S 3 3 W 1 3		SM	A: 5.8 R: 1.35	Fair	C: Fair S: Fair B: Good	No action :: No action Unremarkable	C.1 10 to 20 yrs
148 148											
Common or Black Elder *Sambucas nigra*	4.5	2	170 (Eq)	N 2 1 E 3.5 1 S 2.5 1 W 1 1		M	A: 13.1 R: 2.04	Good	C: Fair S: Good B: Good	No action :: No action Unremarkable	C.1 10 to 20 yrs
149 149											
Silver Birch *Betula pendula*	7.5	1	130	N 2.5 0.5 E 2.5 0.5 S 2.5 0.5 W 2.5 0.5		Y	A: 7.6 R: 1.55	Good	C: Good S: Good B: Good	No action :: No action Well formed young tree. Scope to carefully remove concrete base next to stem, minimising damage to tree.	C.1 >40 yrs
150 150											
Sycamore *Acer pseudoplatanus*	13	2	389 (Eq)	N 5 3 E 5 2 S 5 2 W 5 2		SM	A: 68.6 R: 4.67	Good	C: Good S: Good B:	No action :: No action Twin stem tree.	A.1.2 >40 yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
151 151											
Paulownia *Paulownia tomentosa*	5.5	1	150	N 2 E 2 S 2 W 2	2 2 2 2	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	No action :: No action Young tree with scope to become valuable amenity specimen.	**C.1** >40 yrs
152 152											
Jacquemont's Birch *Betula utilis var.jacquemontii*	7.5	6	171 (Eq)	N 3.5 E 3.5 S 3.5 W 3.5	1 1 1 1	SM	A: 13.3 R: 2.05	Good	C: Good S: Good B: Good	No action :: No action Well formed young tree.	**C.1** >40 yrs
153 153											
Erman's Birch *Betula ermanii*	7.5	1	160	N 3 E 3 S 3 W 3	2 2 2 2	Y	A: 11.6 R: 1.92	Good	C: Good S: Good B: Good	No action :: No action Well formed young tree	**C.1** >40 yrs
154 154											
Common Alder *Alnus glutinosa*	7.5	1	100	N 2.5 E 2.5 S 2.5 W 2.5	1 1 1 1	Y	A: 4.5 R: 1.19	Good	C: Good S: Good B: Good	No action :: No action Well formed young tree	**C.1** >40 yrs
155 155											
Field Maple *Acer campestre*	7	5	251 (Eq)	N 3 E 3 S 3 W 3	0.5 0.5 0.5 0.5	SM	A: 28.6 R: 3.01	Good	C: Good S: Fair B: Good	No action :: No action Well formed tree	**A.1** >40 yrs
156 156											
Common Alder *Alnus glutinosa*	6	1	100	N 2.5 E 2.5 S 2.5 W 2.5	1 1 1 1	Y	A: 4.5 R: 1.19	Good	C: Good S: Good B: Good	No action :: No action Well formed young tree	**C.1** >40 yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
157 157											
Ashleaf Maple *Acer negundo*	7.5	9	225 (Eq)	N 3.5	0.5	SM	A: 22.9 R: 2.69	Good	C: Good S: Fair B: Fair	No action :: No action Multi stem tree maintained as low pollard/coppice. Unremarkable	C.1 10 to 20 yrs
				E 3.5	0.5						
				S 3.5	0.5						
				W 3.5	0.5						
158 158											
Common Alder *Alnus glutinosa*	7.5	1	130	N 2.5	1	Y	A: 7.6 R: 1.55	Good	C: Good S: Good B: Good	No action :: No action Well formed young tree	C.1 >40 yrs
				E 2.5	1						
				S 2.5	1						
				W 2.5	1						
159 159											
Common Beech *Fagus sylvatica*	18	1	730	N 6.5	1.5	M	A: 241.1 R: 8.76	Good	C: Good S: Fair B: Good	No action :: No action Fastigiate form. Unions characteristic of the variety but generally appear well adapted, some with shallow bark cracks indicating focused growth. Some unions also naturally braced.	A.1.2 20 to 40 yrs
				E 4.5	1.5						
				S 4.5	1.5						
				W 6.5	1.5						
160 160											
Common Hornbeam *Carpinus betulus*	15	3	641 (Eq)	N 6.5	2	M	A: 186.1 R: 7.69	Good	C: Good S: Fair B: Good	Reduce faulted limbs/stems :: up to 4.0m Prominent tree. South stem has previous damage and decay. Advise reducing damaged stem only, especially if adjacent Leylandii hedge is pruned or removed at any stage.	B.1.2 20 to 40 yrs
				E 6	5						
				S 5.5	2						
				W 7.5	1						
161 161											
Paulownia *Paulownia tomentosa*	14	1	590	N 5	7	M	A: 157.5 R: 7.08	Fair	C: Fair S: Fair B: Poor	Fell :: Fell leaving monolith Notable size for its species. Woodpecker holes observed in west stem at 3m height, likely cavitated old pruning wounds. Old basal wounding with fungal fruiting body of Ganoderma sp, closed cavity probed to 350mm depth indicating advancing decay. Tree also significantly sheltered by adjacent Leyland cypress, so likely to be severely affected by new wind loading if Leylandii are heavily pruned or felled. Likely unsuitable for retention.	U <10 yrs
				E 5	7						
				S 5	7						
				W 4	7						

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
162g 162										Estimated Measurements	
Leyland Cypress *X Cupressocyparis leylandii*	9	1	300	N 5.5 E 5.5 S 5.5 W 5.5	0.5 0.5 0.5 0.5	M	A: 40.7 R: 3.59	Good	C: Fair S: Fair B: Fair	No action :: No action Lapsed hedgerow now forming linear tree feature. Fairly recently pruned back to previous points at around 7 metres. Still providing some limited low to mid level screening, though will requite regular pruning (to include reduction of lateral spread) to maintain dimensions.	**C.1** 10 to 20 yrs
163g 163										Estimated Measurements	
Leyland Cypress *X Cupressocyparis leylandii*	14.5	1	300	N 5.5 E 5.5 S 5.5 W 5.5	2 2 2 2	M	A: 40.7 R: 3.59	Fair	C: Fair S: Fair B: Good	Reduce crown(s) :: by up to 7.0m Lapsed hedgerow now forming linear tree feature. Historically managed at around 4 metres high, then later at 5-6m and appears unpruned now for around 10 years. Some evidence of splitting and subsiding branches, fairly common in this species. Fairly limited low level screening or amenity value (especially where adjacent mature trees have caused shading), and ongoing pruning costs anticipated. Will need bringing back into management if retained, however as works have lapsed some trees may not survive pruning due to lack of lower growth.	**C.1.2** 10 to 20 yrs
164 164											
Goat Willow *Salix caprea*	5.5	2	1007 (Eq)	N 3 E 3 S 3 W 3	0.5 0.5 0.5 0.5	Y	A: 459 R: 12.08	Good	C: Good S: Good B: Good	No action :: No action Unremarkable	**C.1** 10 to 20 yrs
165 165											
Norway Maple *Acer platanoides*	18	1	560	N 5 E 6.5 S 6 W 6.5	4 4 4 4	M	A: 141.9 R: 6.72	Good	C: Good S: Good B: Good	No action :: No action Off site tree. Potentially close enough to subject site to be affected by any development works (see Tree Constraints Plan)	**B.1.2** 20 to 40 yrs
166 166											
Norway Maple *Acer platanoides*	12.5	1	550	N 6 E 6 S 6 W 5	4 2 3 4	M	A: 136.9 R: 6.6	Good	C: Good S: Good B: Good	No action :: No action Off site tree. May be affected by site access or use, given close proximity to entrance gate.	**B.1.2** 20 to 40 yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
167 167											
Himalayan Tree-Cotoneaster *Cotoneaster frigidus*	6	2	206 (Eq)	N 1 E 5 S 3.5 W 3	4 1 2 2	M	A: 19.2 R: 2.47	Fair	C: Fair S: Fair B: Fair	End weight reduction :: by up to 2.5m Off-site tree. East crown overhanging access road - advise pruning to facilitate continued access.	C.1 10 to 20 yrs
168 168											
Swedish Whitebeam *Sorbus intermedia*	13	2	226 (Eq)	N 2 E 3 S 2 W 1	6 6 6 6	SM	A: 23.2 R: 2.71	Good	C: Fair S: Good B: Fair	No action :: No action Off site tree. Unremarkable. Potentially close enough to subject site to be affected by any development works (see Tree Constraints Plan)	C.1 10 to 20 yrs
169 169											
Norway Maple *Acer platanoides*	15	1	380	N 5 E 5 S 5 W 4	4 4 4 4	M	A: 65.3 R: 4.55	Good	C: Good S: Good B: Good	No action :: No action Off site tree. Potentially close enough to subject site to be affected by any development works (see Tree Constraints Plan)	B.1.2 20 to 40 yrs
170 170											
Swedish Whitebeam *Sorbus intermedia*	12	1	120	N 1.5 E 1.5 S 1.5 W 1.5	7 7 7 7	SM	A: 6.5 R: 1.43	Good	C: Fair S: Fair B: Good	No action :: No action Off site tree. Unremarkable. Potentially close enough to subject site to be affected by any development works (see Tree Constraints Plan)	C.1 10 to 20 yrs
171 171											
Norway Maple *Acer platanoides*	15	1	440	N 6 E 6 S 6 W 6	4 4 4 4	M	A: 87.6 R: 5.28	Good	C: Good S: Good B: Fair	No action :: No action Off-site tree. Potentially close enough to subject site to be affected by any development works (see Tree Constraints Plan)	B.1.2 20 to 40 yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

Costs supplied are estimates and exclude VAT. Formal quotations supplied on request, which may include additional logistical or equipment costs not covered here

Appendix II

Legend

BS 5837 category coloured tree trunks and crowns

- Green - category 'A' - highly desirable for retention
- Blue - category 'B' - desirable for retention
- Grey - category 'C' - of no merit could be retained
- Red - category 'U' - unviable beyond ten years

Root protection areas (RPA)

N

North is up the page

DO NOT SCALE FROM DRAWING

DOWN TO EARTH

— ROOTED 1979 —

TITLE: TREE_SURVEY_PLAN

SITE: FORMER_COZENTON_NURSERY
BLOORS_LANE
RAINHAM_MEDWAY
ME8_7EG

DWG NO: DTE-20867-TSP-240916

REV:

SCALE: 1:500

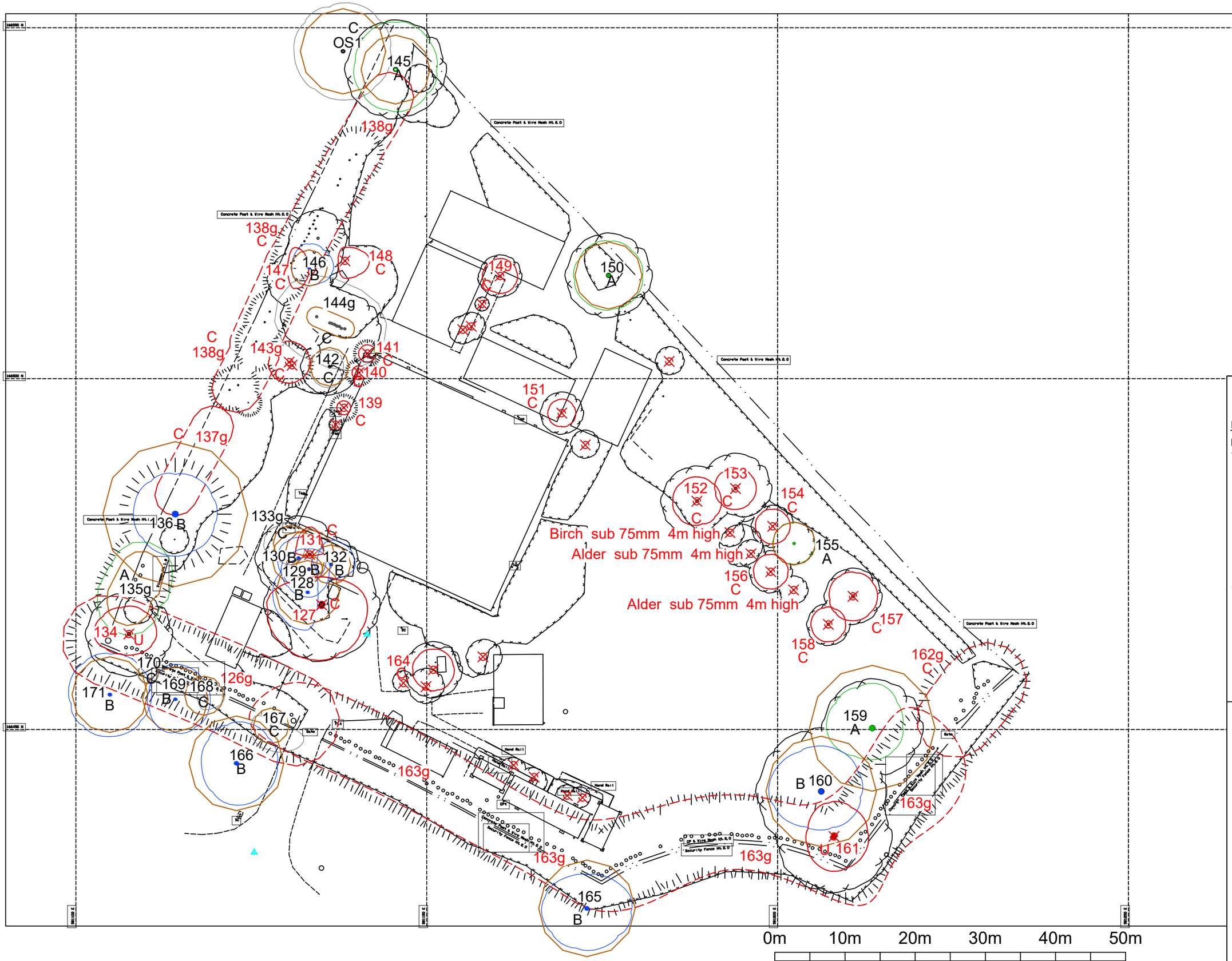
PAPER: A3

DATE: 16/09/2024

DRAWN: BEN_OATES

© This drawing contains Ordnance Survey or topographical data supplied by our client. No trees are plotted using the supplied plans or surveyed measurements, and GPS. This drawing must be viewed and printed in colour. This drawing is copyright and must not be reproduced without consent from Down To Earth Trees Limited.

0m 10m 20m 30m 40m 50m



Appendix III

Legend

BS 5837 category coloured tree trunks and crowns

- Green - category 'A' - highly desirable for retention
- Blue - category 'B' - desirable for retention
- Grey - category 'C' - of no merit could be retained
- Red - category 'U' - unviable beyond ten years

Root protection areas (RPA)

Tree to be removed

N

North is up the page

DO NOT SCALE FROM DRAWING

DOWN TO EARTH
— ROOTED LOVE —

TITLE: TREE_REMOVAL_PLAN

SITE: FORMER_COZENTON_NURSERY
BLOORS_LANE
RAINHAM_MEDWAY
ME8_7EG

DWG NO: DTE-20867-TRP-240930 REV: A

SCALE: 1:500 PAPER: A3

DATE: 30/09/2024 DRAWN: BEN_OATES

© This drawing contains Ordnance Survey or topographical data supplied by our client. The trees are plotted using the supplied plans or surveyed measurements, and GPS. This drawing must be viewed and printed in colour. This drawing is copyright and must not be reproduced without consent from Down To Earth Trees Limited.

0m 10m 20m 30m 40m 50m
C OS1
145 A
Micro plots (25 sq m)
COMMUNITY GARDEN
Tree protective fencing in accordance with BS 5837:2012 comprising at least 2 metre tall weld-mesh panel fencing (HERAS) supported on blocks. To be erected prior to demolition and construction. Weatherproof warning signs will be fixed to every fifth panel stating "KEEP OUT! Tree Protection Area".
146 B
144g C
142 C
150 A
HIGH ELMS
Tree Nursery Refurbished Poly Tunnel
Container Hard standing
New Containers
New 2m high close boarded screen fencing to top of bank.
The proposed pedestrian access pathway will be carefully excavated manually and by machine with particular care in avoiding excessive over-dig to minimise the implications for tree roots. Roots below 25 millimetres in diameter will be pruned cleanly to the face of the excavation. Any roots of greater diameter will be carefully worked around or incorporated into the MOT Type 1 sub-base. Or further arboricultural advice will be sought.
136 B
133g C
130 B
129 B
128 B
132 B
Limited mobility raised beds (10 sq m)
135g A
Quarter Plots (65 sq m)
155 A
23 No ALLOTMENTS
170 C
171 B
169 B
168 C
167 C
166 B
Nursery Office / Meeting Place / Accessible Toilet
Tree protective fencing in accordance with BS 5837:2012 comprising at least 2 metre tall weld-mesh panel fencing (HERAS) supported on blocks. To be erected prior to demolition and construction. Weatherproof warning signs will be fixed to every fifth panel stating "KEEP OUT! Tree Protection Area".
6%
159 A
B 160
Pedestrian access gate
Nursery Entrance
Allotment holders store
165 B
Proposed Site Layout
As Proposed
1:250
1:250 0 4m 8m 12m 16m 20m 24m

Appendix IV

Legend

BS 5837 category coloured tree trunks and crowns

- Green - category 'A' - highly desirable for retention
- Blue - category 'B' - desirable for retention
- Grey - category 'C' - of no merit could be retained
- Red - category 'U' - unviable beyond ten years

Root protection areas (RPA)

Tree protection fence (HERAS)

6% Careful excavation

N

North is up the page

DO NOT SCALE FROM DRAWING

DOWN TO EARTH
— ROOTED 1978 —

TITLE: TREE_PROTECTION_PLAN

SITE: FORMER_COZENTON_NURSERY
BLOORS_LANE
RAINHAM_MEDWAY
ME8_7EG

DWG NO: DTE-20867-TPP-240930 REV: A

SCALE: 1:500 PAPER: A3

DATE: 30/09/2024 DRAWN: BEN_OATES

© This drawing contains Ordnance Survey or topographical data supplied by our client. The trees are plotted using the supplied plans or surveyed measurements, and GPS. This drawing must be viewed and printed in colour. This drawing is copyright and must not be reproduced without consent from Down To Earth Trees Limited.

Cozenton Tree Nursery Rainham, Kent

Bat survey

August 2024

Bramley Associates
ecological consultants & surveyors

The Manager's House, Ratling Court Farm,
Ratling Road, Aylesham, Kent CT3 3HN
Telephone: 01304 841226
BramleyAssociates@btopenworld.com
www.bramleyassociates.co.uk

Contents

Introduction	1
Survey methods	1
Results	4
Recommendations & Conclusions	4
References	5
Appendix 1 Bat activity survey results	6

Legal status of Bats in the UK

In England and Wales, the relevant legislation is the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and the Conservation of Habitats and Species Regulations (2010). Within this legislation all bats are listed as being 'European Protected Species'.

Under legislation it is an offence for any person to:

- Intentionally kill, injure or take a bat.
- Possess or control a live or dead bat, any part of a bat, or anything derived from a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection.
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
- Sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead bat, any part of a bat, or anything derived from a bat. It is also an offence to publish, or cause to be published, any advertisement likely to be understood as conveying that they buy or sell, or intend to buy or sell, any live or dead bat, part of a bat or anything derived from a bat. Sale includes hire, barter and exchange.
- Set and use articles capable of catching, injuring or killing a bat (for example a trap or poison), or knowingly cause or permit such an action. This includes sticky traps intended for animals other than bats.

Please see the Primary Legislation for more details.

Cozenton Tree Nursery Rainham, Kent
Bat survey

Introduction

Cozenton Tree Nursery is located in Rainham, Kent the centre being TQ 8116 6648, and lies south of High Elms road (Bramley Associates, 2024). The site was used as a Tree Nursery up until 2015 when it closed and has not been managed since that time.

The current proposal by Medway Council is to reinstate the Tree Nursery Office Building and in addition provide a community garden space and space for allotments (Andrews Wildlife Consultants Ltd. December 2023).

An earlier ecological scoping survey (Andrews Wildlife Consultants, 2023) considered that this site had the potential to hold bat species and Bramley Associates was subsequently commissioned by the Medway Council in April 2024 to undertake a bat survey of buildings and trees found on site.

The objectives of this survey were:

- To investigate the buildings and habitats in regard to bat activity
- To investigate the potential of bat roosting within buildings and trees on the site
- To prepare a report outlining the survey results and where appropriate outline further surveys and general mitigation measures

Survey Methods

Historical records

According to KMBRC data collected by Andrews Wildlife Consultants Ltd in December 2023, the nearest recorded bat roost is found one kilometre away from the site and separated from the Tree Nursery by significant urban development.

Constraints to survey methods

The bat surveys are not considered to have been significantly limited.

Survey

The Andrew Wildlife Consultants considered that the Cozenton Tree Nursery is suitable for bat foraging and roosting, with voids seen in two trees and perhaps within the Office building found on the Nursery area.

Bramley Associates followed current bat survey methods updated in 2023 (Bat Conservation Trust, 2023).

On the 6th of July a tree assessment was made of all trees on site and six were considered to have potential bat roosting. That day ladder work was undertaken for three trees and two trees climbed (Figure 2). None of these surveyed trees were found to have roost potential but one tree on the eastern site of the site was considered could not be climbed due to dieback and weakness of branches. This tree was surveyed on the first evening surveyed using Anabat One and Sionyx Aurora night heat camera and no bats were seen to leave or fly around this tree.

Figure 1. Showing the location of trees climbed and the non-climbed tree that was surveyed on the 8th July using an Anabat One and a Sionyx Aurora heat camera.

Figure 2. Showing a willow tree with potentail bat roosting areas. This tree is located near to the site entrance. All potentail roosting areas were checked by direct viewing and/or by endoscope.

To ensure that buildings and vegetative areas on the Nursery areas covered by 6 survey stations spaced over the site in appropriate areas (Figure 4) and surveys carried out on two occasions, with 3 surveyors on each occasion.

During surveys, bat detectors, Anabat One and Sionyx Aurora night heat cameras, were used by bat surveyors. Bat identification was made in the field and later confirmed by analysis of recordings with appropriate software (e.g. Analook).

The survey and analysis team worked under Jon Bramley (BSc, MPhil MCIEEM Bat Survey Licence holder 2015-10844-CLS-CLS) and were Oliver Parfitt (BSc), Michael Weaver (BSc) and Jason Armstrong (MEECW) from Bramley Associates. In total the survey team has over 30 years of bat survey experience.

Figure 4. Showing the position of the survey stations used for bat roosting and activity surveys. Green tear drops show the positions of surveyors for the first visit and Purple tear ones for the second survey. A black tear drop shows where in the site

Office a Titley passive Bat detector was installed on the 5th August and retrieved on the 18th of August.

Results

Both surveys recorded bat activity, dominated by common pipistrelle with limited activity recorded for Soprano *Pipistrelle* and the occasion pass by Noctule (Appendix 1).

No activity was recorded within the Office loft and collected droppings from the loft showed no bat droppings but were dominated by solid rat droppings.

Recommendations & Conclusions

Low levels of bat activity on the Nursery site were recorded in all places, particularly over grassland areas.

Vandalism was noted a number of times during the survey and individuals were seen on a number of occasions (Figure 5). To reduce risk of fire to the Office building Bramley Associates recommends that planned works should be undertaken as soon as is possible.

Figure 5. Showing individuals near the Office on site, during a period when Bramley Associates was on site in April 2024.

Although no roosting was identified on site, the abandoned nature of the Tree Nursery, could increase the likelihood that bat roosting sites occur. It is

recommended therefore that the Office building is updated within an ecological watching brief, overseen by a qualified bat worker, to reduce this risk.

Future development of this site should incorporate areas that are not highlighted by light at night, as this lighting is known to produce negative bat behaviour (BCT, 2023) and this should be avoided. Any outside lighting that is required should be of low intensity type with lighting angled down and away from any border areas.

To maintain foraging areas and connectivity for bats at this site it is recommended that additional native deciduous trees and hedgelines are planted around the boundary of any planned development. During any landscaping of the proposed development and within the site it is recommended that planting should be of native plant species, as this will encourage the development of a range of invertebrate types; providing prey for bat species.

References

Andrews Wildlife Consultants Ltd December 2023. Cozenton Plant Nursery, Rainham PRELIMINARY ECOLOGICAL APPRAISAL Andrews Wildlife Consultants Ltd 30 The Hill, Littlebourne, Canterbury CT3 1TA

Bat Conservation Trust 2009. *Bats and Lighting. Version 3 May 2009*. http://www.bats.org.uk/data/files/bats_and_lighting_in_the_uk__final_version_version_3_may_09.pdf

Bat Conservation Trust. 2023. *Bat Surveys. Good Practice Guidelines*. *4th Edition.* Bat Conservation Trust, Quadrant House, 250 Kennington Lane, London SE11 5RD.

Bramley Associates. 2024. *Cozenton Tree Nursery Rainham, Kent. Reptile survey.* Bramley Associates, Manager's House, Ratling Court Farm, Ratling Court Road, Aylesham, Kent CT3 3HN.

Appendix 1
Bat active survey results

Site: Cozenton Tree Nursery Rainham, Kent.
Date: 8th of July 2024
Survey type: Dusk emergence
Survey start/stop times: 20.16/22.20
Wind: Light/fresh
Rain: None

Time	Species	Activity and Area
20.44-22.47	45 pip	Several passes recorded in grassland areas above Stations A and B.
21.56	Noctule	One pass over the site near the southern hedge. (Station B).
21.49-21.53	45 pip	Several passes over grassland and around Station B.
22.05 -22.06	45 pip	Several passes over grassland and around Station B.
22.01	55 pip	Passing over grassland near to Station B.

Site: Cozenton Tree Nursery Rainham, Kent.
Date: 17th August 2024
Survey type: Dusk emergence
Survey start/stop times: 20.00/21.30
Wind: Very light
Rain: None

Time	Species	Activity and Area
20.30	45 pip	One pass over Station E.
20.46	Noctule	Quick pass over Station C.
20.43	45 pip	Passes to south of the Office building.
21.30	-	Survey terminated as a group young people heard for some 10 minutes on site or very near the site.

The Statutor

Project det	
Planning authority:	
Project name:	
Applicant:	
Application type:	
Planning application reference:	
Completed by:	
Date of metric completion:	
Reviewer:	
Calculation iteration:	
Planning authority reviewer:	
Date of planning authority review:	
Target % net gain:	10%
Irreplaceable habitat present at baseline:	
Total site area - including irreplaceable habitat area (hectares):	0.82
Total off-site area - including irreplaceable habitat area (hectares):	0.32

Cell style conv	
⚠	
▲	I

On-site baseline map

Insert

On-site baseline map reference number	

Off-site baseline map

Insert

Off-site baseline map reference number	

ry Biodiversity Metric
Start page

ails
Cozenton Plant Nursery
Charlotte Clements
Tuesday, September 24, 2024
Philip Ames
1
No ✓

Irreplaceable habitat site area (hectares):	0.00
Irreplaceable habitat area off-site (hectares):	N/A

entions
Attention required
nput error/rules and principles not met
Use of this cell is not appropriate
Enter data
Automatic lookup
Result

Main m

Res

View

Reset

On-site post intervention map

Insert

On-site post-intervention map reference number	

Off-site post intervention map

Insert

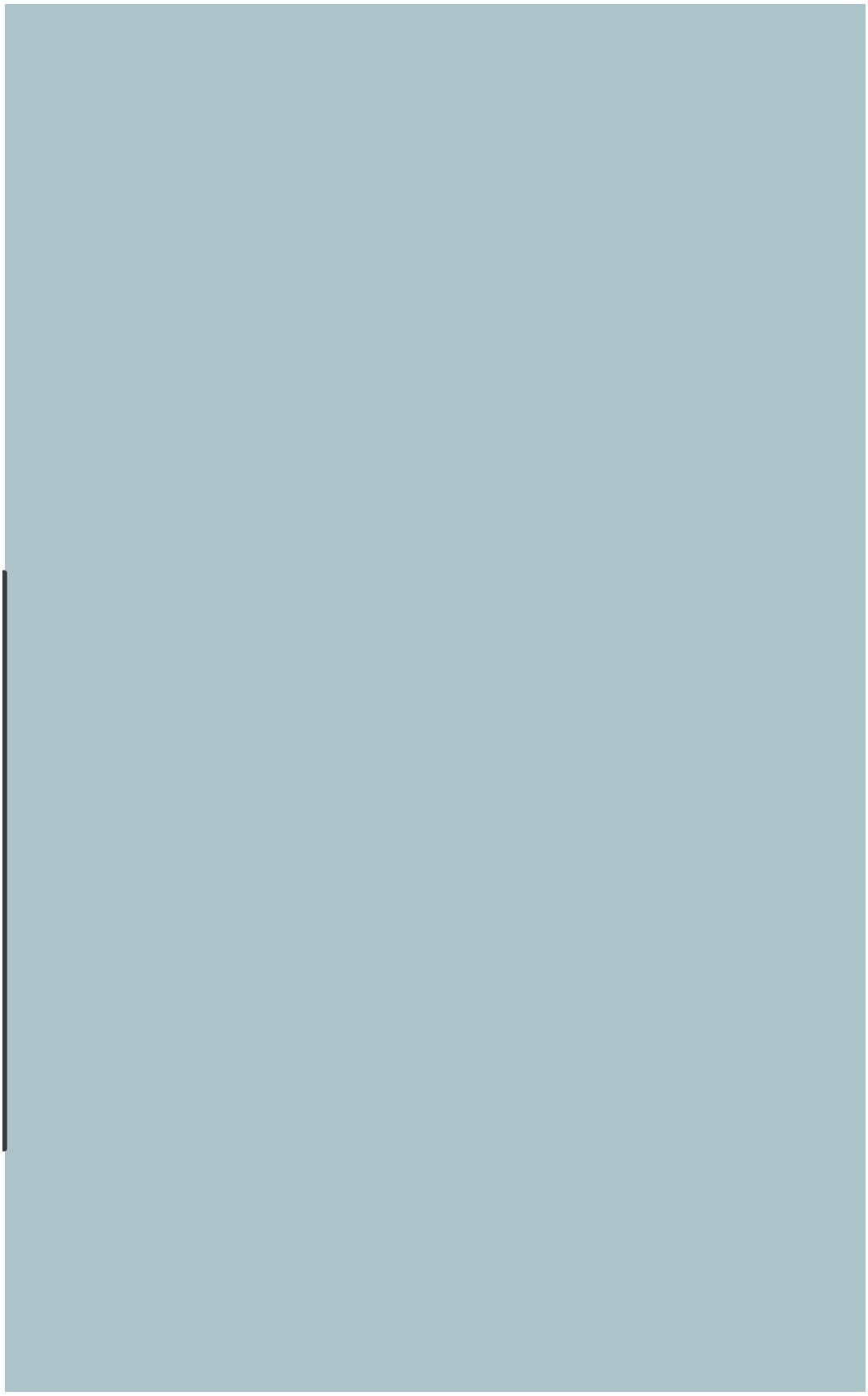
Off-site post-intervention reference number	

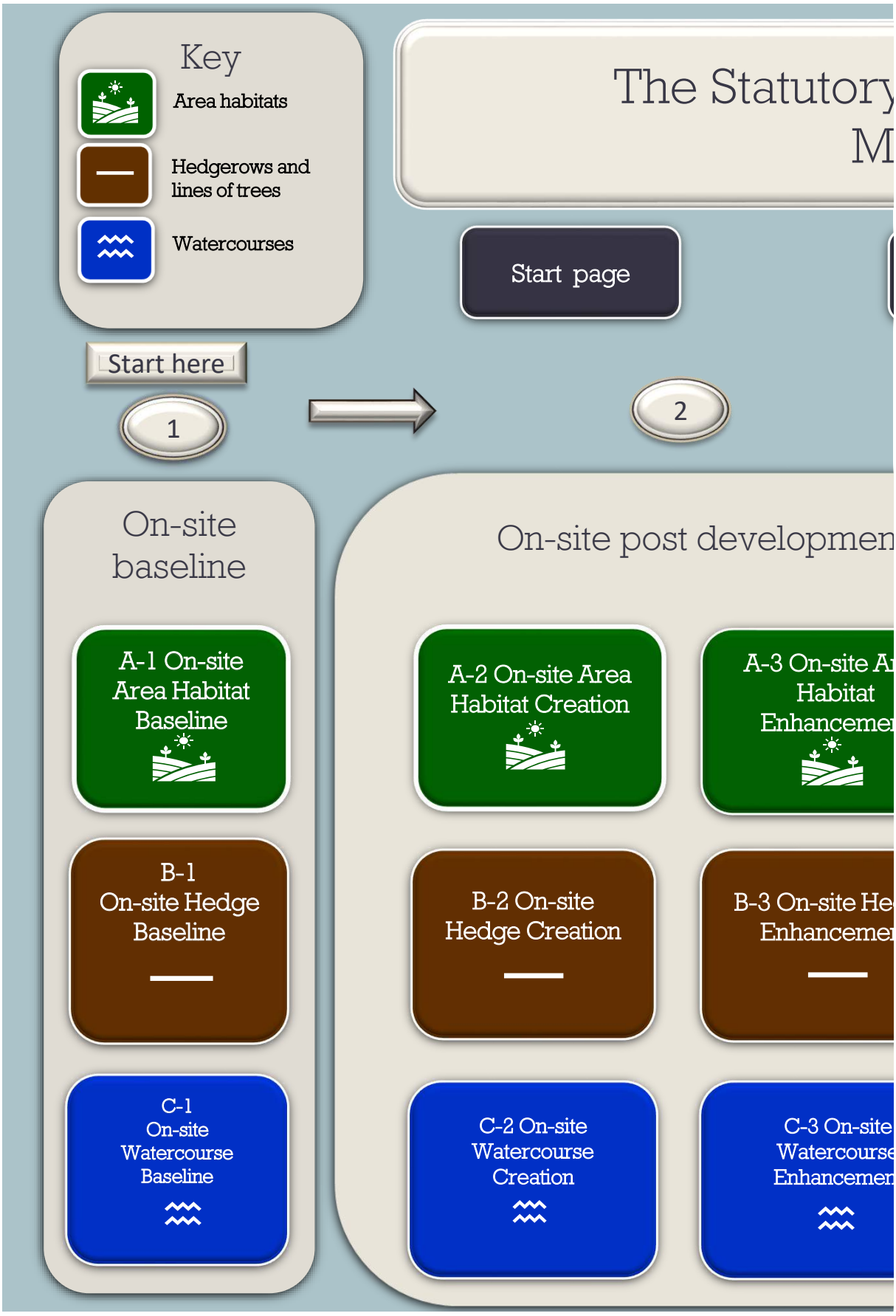
menu

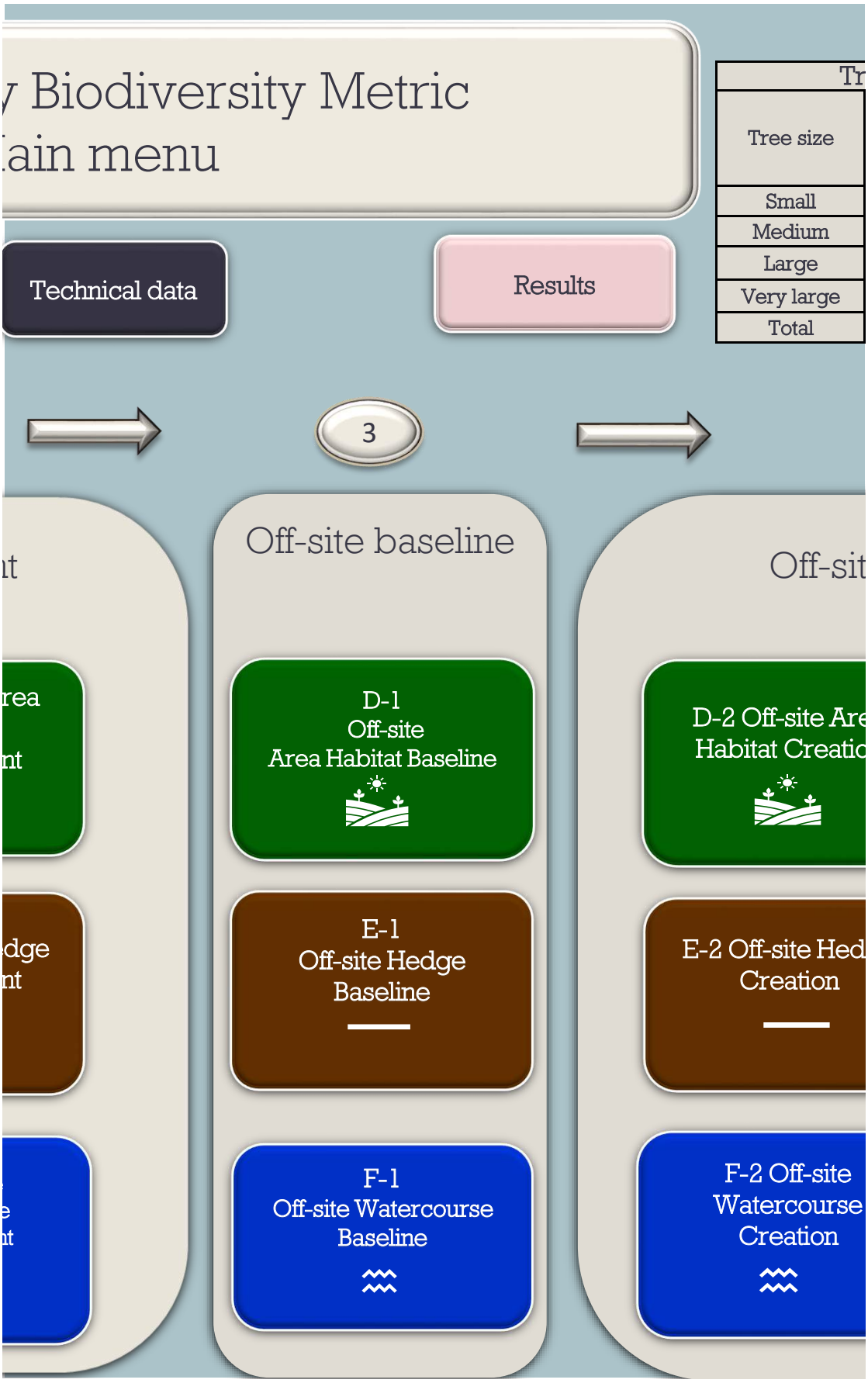
ults

all

view




Key
Area habitats
Hedgerows and lines of trees
Watercourses
The Statutory
M
Start page
Start here
1
2
On-site baseline
On-site post developmen
A-1 On-site Area Habitat Baseline
A-2 On-site Area Habitat Creation
A-3 On-site A Habitat Enhancemer
B-1 On-site Hedge Baseline
B-2 On-site Hedge Creation
B-3 On-site He Enhancemer
C-1 On-site Watercourse Baseline
C-2 On-site Watercourse Creation
C-3 On-site Watercourse Enhancemer


y Biodiversity Metric
ain menu
Technical data
Results
Tr
Tree size
Small
Medium
Large
Very large
Total
3
Off-site baseline
Off-sit
D-1
Off-site
Area Habitat Baseline
D-2 Off-site Are
Habitat Creatio
E-1
Off-site Hedge
Baseline
E-2 Off-site Hed
Creation
F-1
Off-site Watercourse
Baseline
F-2 Off-site
Watercourse
Creation

ee helper

Number of trees and area (ha) for each condition state

Poor	Area	Moderate	Area	Good	Area
	0.0000		0.0000	10	0.0407
	0.0000		0.0000	2	0.0326
	0.0000		0.0000		0.0000
	0.0000		0.0000		0.0000
0	**0.0000**	**0**	**0.0000**	**12**	**0.0733**

4

te post development

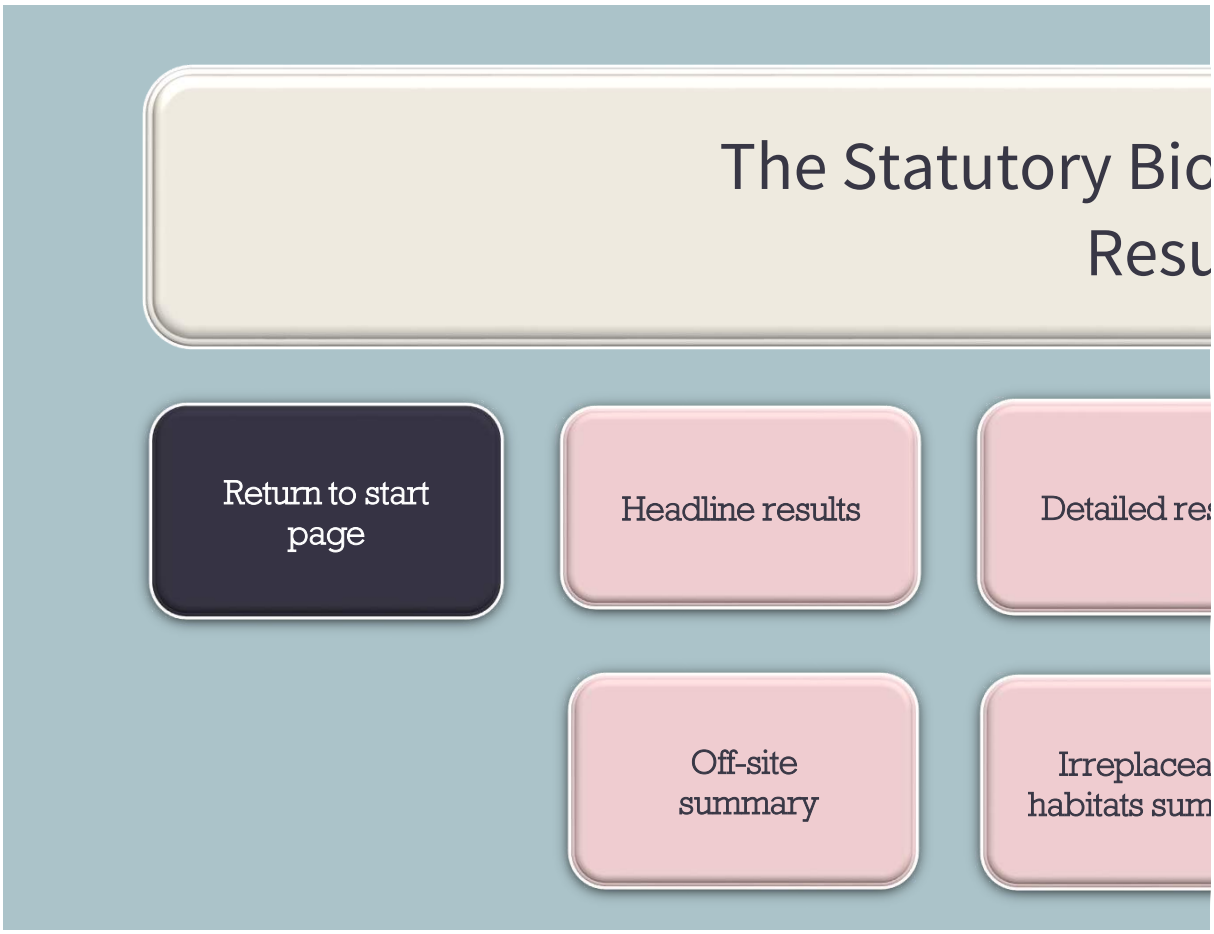
ea
on

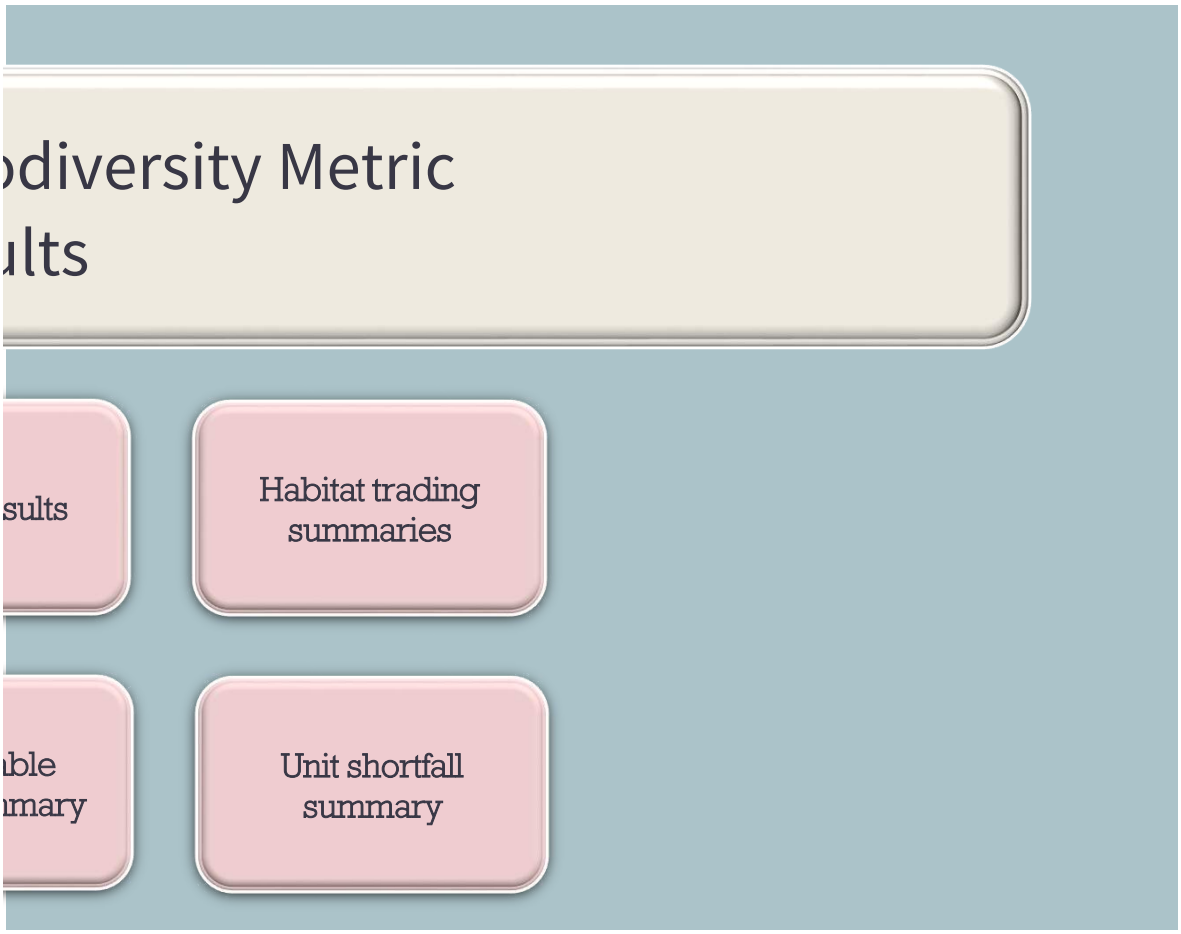
D-3 Off-site Area Habitat Enhancement

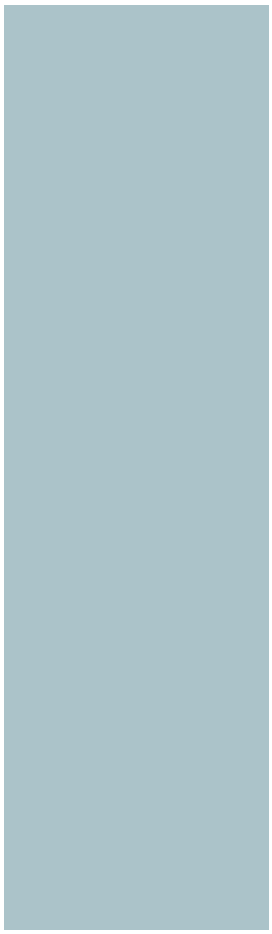
ge

E-3 Off-site Hedge Enhancement

F-3 Off-site Watercourse Enhancement


The Statutory Bio
Resu
Return to start page
Headline results
Detailed res
Off-site summary
Irreplacea
habitats sum


odiversity Metric
ults
sults
Habitat trading summaries
able
mary
Unit shortfall summary



Cozenton Plant Nursery

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	4.40		
	Hedgerow units	1.36		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	3.19		
	Hedgerow units	2.45		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-1.21	-27.48%	On-site net gain is less than target set ⚠
	Hedgerow units	1.08	79.45%	
	Watercourse units	0.00	0.00%	

Off-site baseline	*Habitat units*	3.28	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	5.01	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	1.73	52.84%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.52
	Hedgerow units	1.08
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.52
	Hedgerow units	1.08
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	11.89%
	Hedgerow units	79.45%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	4.40	4.84	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	1.36	1.50	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Cozenton Plant Nursery

Detailed Results

Summary Figures

Net project biodivers
(Including all on-site & off-site habitat ret

Total project biodiversity
(Including all on-site & off-site habitat creatio

Combined h

Total on-site and off-site baseline area / length
Total on-site and off-site baseline units

Total on-site and off-site baseline area / length retained
Total on-site and off-site baseline units retained

Total on-site and off-site area / length proposed for enhance
Total on-site and off-site baseline units proposed for enhance

Total on-site and off-site baseline area / length lost
Total on-site and off-site baseline units lost

Area habitats

On-site cha

Area Habitats

Habitat group
Cropland
Grassland
Heathland and shrub
Lakes
Sparsely vegetated land
Urban
Wetland
Woodland and forest
Intertidal sediment
Coastal saltmarsh
Rocky shore
Coastal lagoons
Intertidal hard structures
Watercourse footprint
Individual trees

Off-site cha

Area Habitats

Habitat group
Cropland
Grassland
Heathland and shrub
Lakes
Sparsely vegetated land
Urban
Wetland
Woodland and forest
Intertidal sediment
Coastal saltmarsh
Rocky shore
Coastal lagoons
Intertidal hard structures
Watercourse footprint
Individual trees

Combined on-site and

Area Habitats

Habitat group
Cropland
Grassland
Heathland and shrub
Lakes
Sparsely vegetated land
Urban
Wetland
Woodland and forest
Intertidal sediment
Coastal saltmarsh
Rocky shore
Coastal lagoons
Intertidal hard structures
Watercourse footprint
Individual trees

Hedgerows and Lines of Trees

Hedgerows and lines of tree

On-site c

Hedgerow type
Species-rich native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow - associated with bank or ditch
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Ecologically valuable line of trees
Ecologically valuable line of trees - associated with bank or ditch
Native hedgerow
Line of trees
Line of trees - associated with bank or ditch
Non-native and ornamental hedgerow

Hedgerows and Lines of Trees

Off-site c

Hedgerow type
Species-rich native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow - associated with bank or ditch
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Ecologically valuable line of trees
Ecologically valuable line of trees - associated with bank or ditch
Native hedgerow
Line of trees
Line of trees - associated with bank or ditch
Non-native and ornamental hedgerow

Hedgerows and Lines of Trees

Combined on-site ar

Hedgerow type
Species-rich native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow - associated with bank or ditch
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Ecologically valuable line of trees
Ecologically valuable line of trees - associated with bank or ditch
Native hedgerow
Line of trees
Line of trees - associated with bank or ditch
Non-native and ornamental hedgerow

Watercourses

Watercourses

On-site ch

Watercourse type
Priority habitat
Other rivers and streams
Ditches
Canals
Culvert

Off-site ch

Watercourse type
Priority habitat
Other rivers and streams
Ditches
Canals
Culvert

Watercourses

Watercourses

Combined on-site and
Watercourse type
Priority habitat
Other rivers and streams
Ditches
Canals
Culvert

Return to results menu

ity units tention / creation)	*Habitat units* *Hedgerow units* *Watercourse units*

y % change n + retained habitats)	*Habitat units* *Hedgerow units* *Watercourse units*

habitat retention and enhancement

	Habitats	Hedgerows
	1.36	0.31
	7.68	1.36
l	0.45	0.06
	4.23	0.37
ement	0.32	0.00
ement	0.64	0.00
	0.59	0.25
	2.81	0.99

ange by broad habitat type

Baseline		Post-development on-site		On-sit
On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change
0.00	0.00	0.00	0.00	0.00
0.37	2.94	0.27	1.98	-0.10
0.18	1.47	0.05	0.41	-0.13
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.27	0.00	0.50	0.81	0.23
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

ange by broad habitat type

Baseline		Post-development off-site		Off-sit
Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area change
0.00	0.00	0.00	0.00	0.00
0.32	0.64	0.15	1.18	-0.17
0.00	0.00	0.17	1.19	0.17
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.22	2.64	0.22	2.64	0.00

l off-site change by broad habitat type

Baseline		On-site and off-site post-development		Combin
Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined area change
0.00	0.00	0.00	0.00	0.00
0.69	3.58	0.42	3.16	-0.27
0.18	1.47	0.22	1.60	0.04
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.27	0.00	0.50	0.81	0.23
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.22	2.64	0.22	2.64	0.00

es

hange by hedgerow type

Baseline		Post-development on-site		On-sit
On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.25	2.08	0.25
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.06	0.37	0.06	0.37	0.00
0.25	0.99	0.00	0.00	-0.25
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

hange by hedgerow type

Off-site baseline		Post-development off-site		Off-sit
Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

nd off-site change by hedgerow type

Baseline		Post-development		Ch
Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.25	2.08	0.25
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.06	0.37	0.06	0.37	0.00
0.25	0.99	0.00	0.00	-0.25
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

ange by watercourse type

Baseline		Post-development on site		On-site
On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

ange by watercourse type

Baseline		Post development off-site		Off-site
Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

d off-site change by watercourse type

Baseline		Post-development on-site		On-sit
Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0

0.52
1.08
0.00

11.89%
79.45%
0.00%

Watercourses
0.00
0.00

0.00
0.00

0.00
0.00

0.00
0.00

Combined area lost from baseline

e change

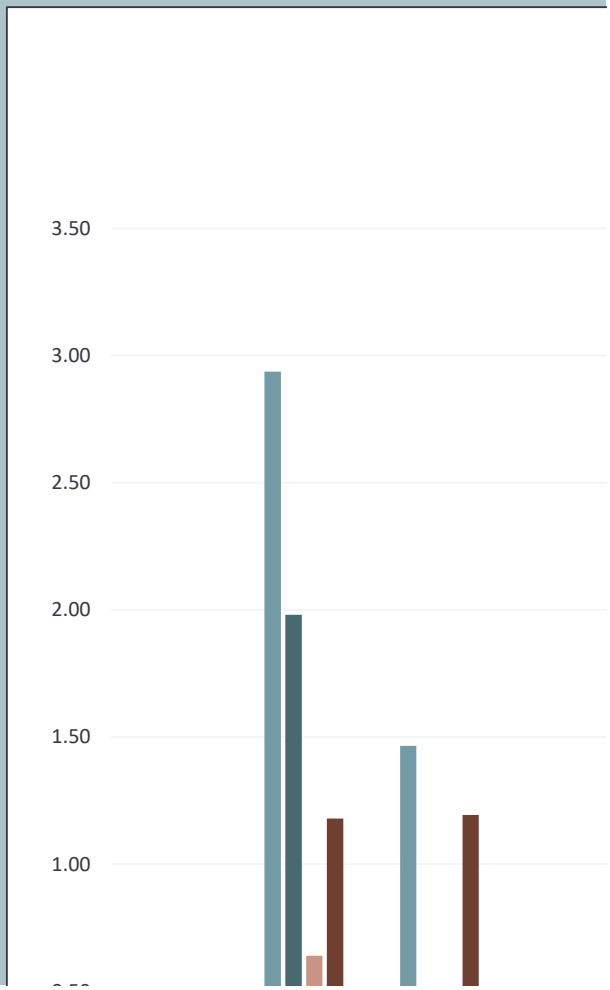
On-site unit change
0.00
-0.96
-1.06
0.00
0.00
0.81
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

band

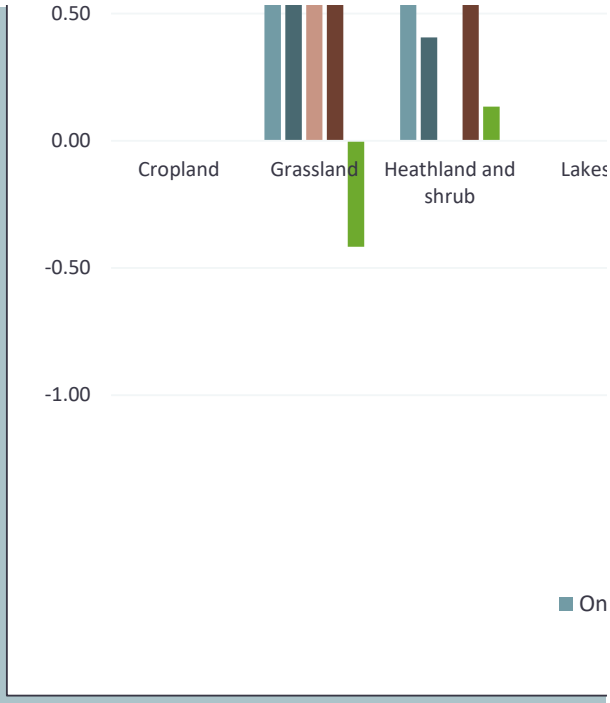
Category	Area lost (hectares)
V.High	0
High	0
Medium	0.3507
Low	0
V.Low	0.242

e change

Off-site unit change
0.00
0.54
1.19
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00



ıed change
Combined unit change
0.00
-0.42
0.13
0.00
0.00
0.81
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00



e change
On-site unit change
0.00
2.08
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
-0.99
0.00
0.00

Combined length lost from distinctiveness b	
Category	Length lost (km)
V.High	0
High	0
Medium	0
Low	0.248
V.Low	0

e change
Off-site unit change
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

ıange
Combined unit change
0.00
2.08
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
-0.99
0.00
0.00

e Change

On-site unit change
0.0
0.0
0.0
0.0
0.0

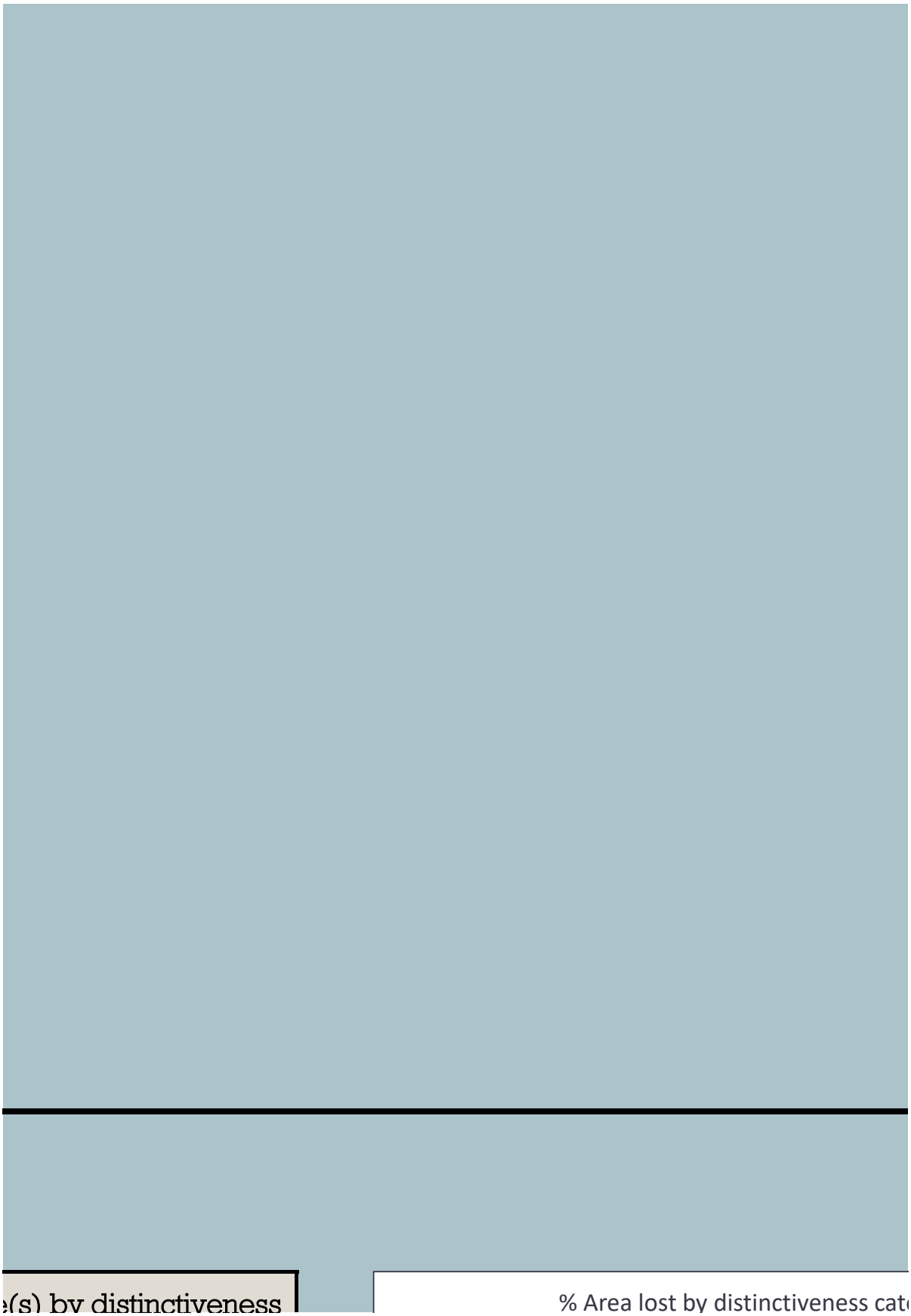
Combined length lost from
distinctiveness b

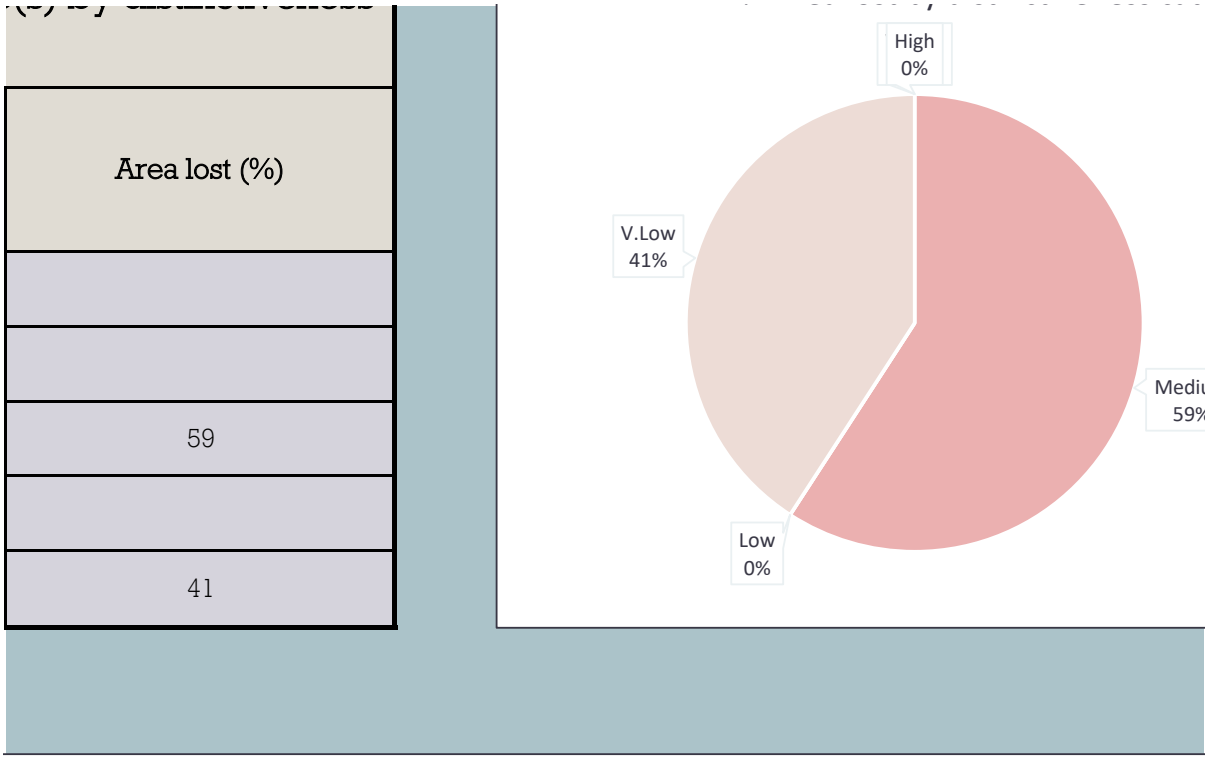
Category	Length lost (km)
V.High	0
High	0
Medium	0
Low	0

e Change

Off-site unit change
0.0
0.0
0.0
0.0
0.0

e change
Combined unit change
0.0
0.0
0.0
0.0
0.0

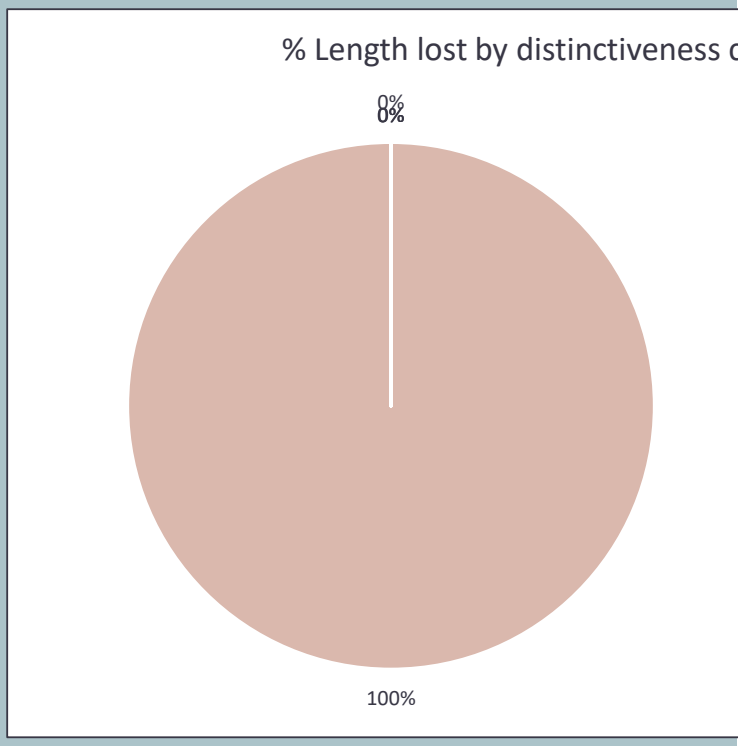

e(s) by distinctiveness
% Area lost by distinctiveness cat

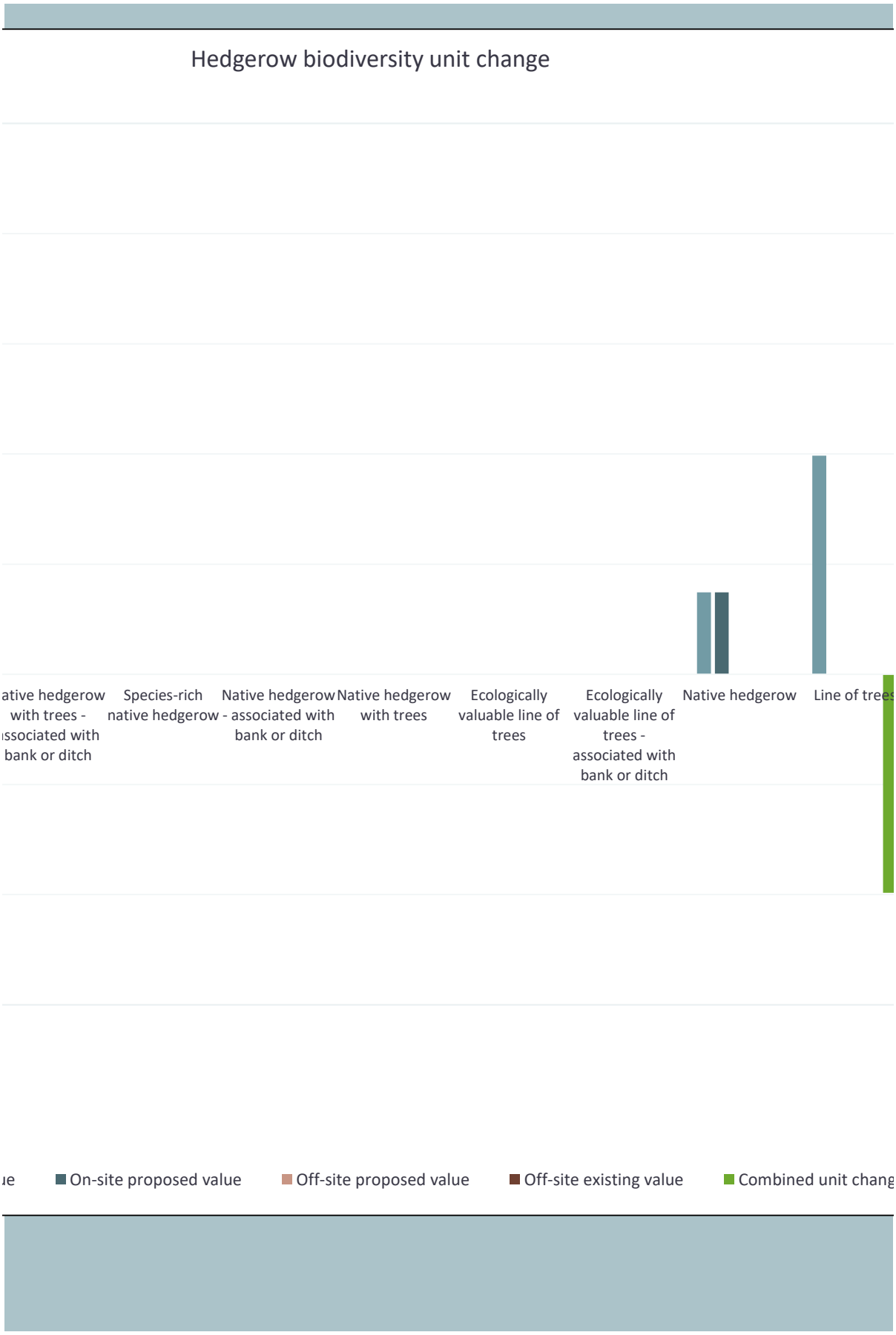


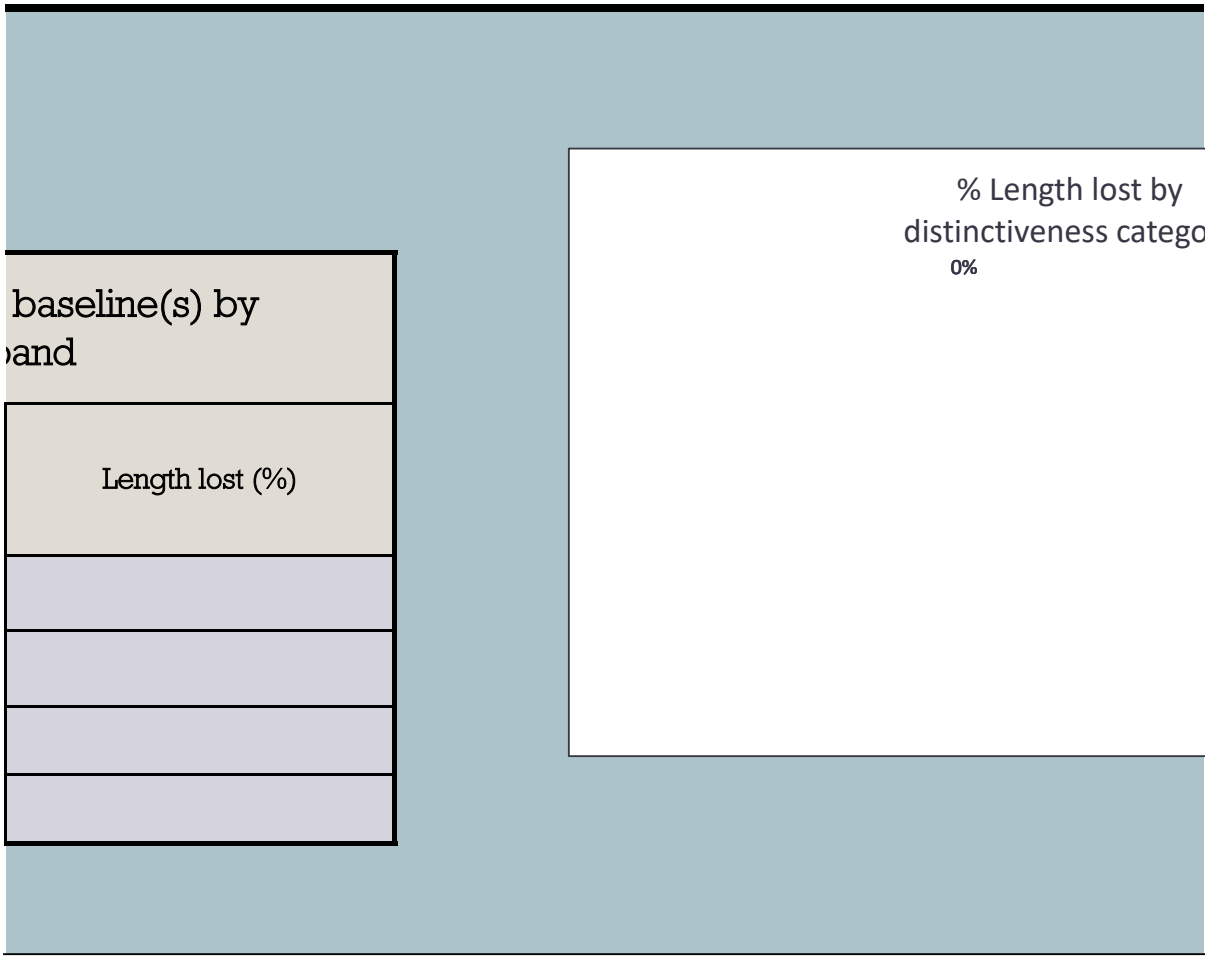
Biodiversity unit change by habitat group

baseline(s) by band

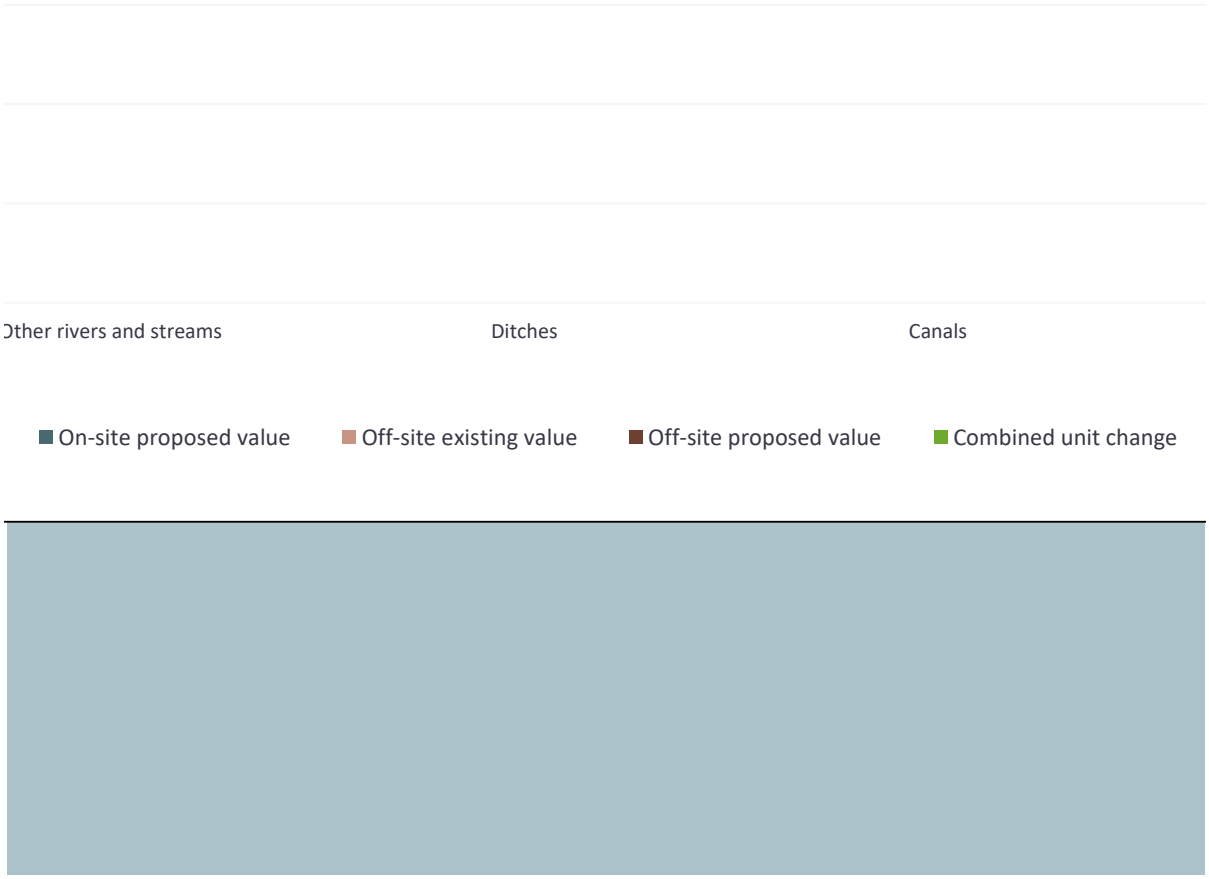
Length lost (%)
100

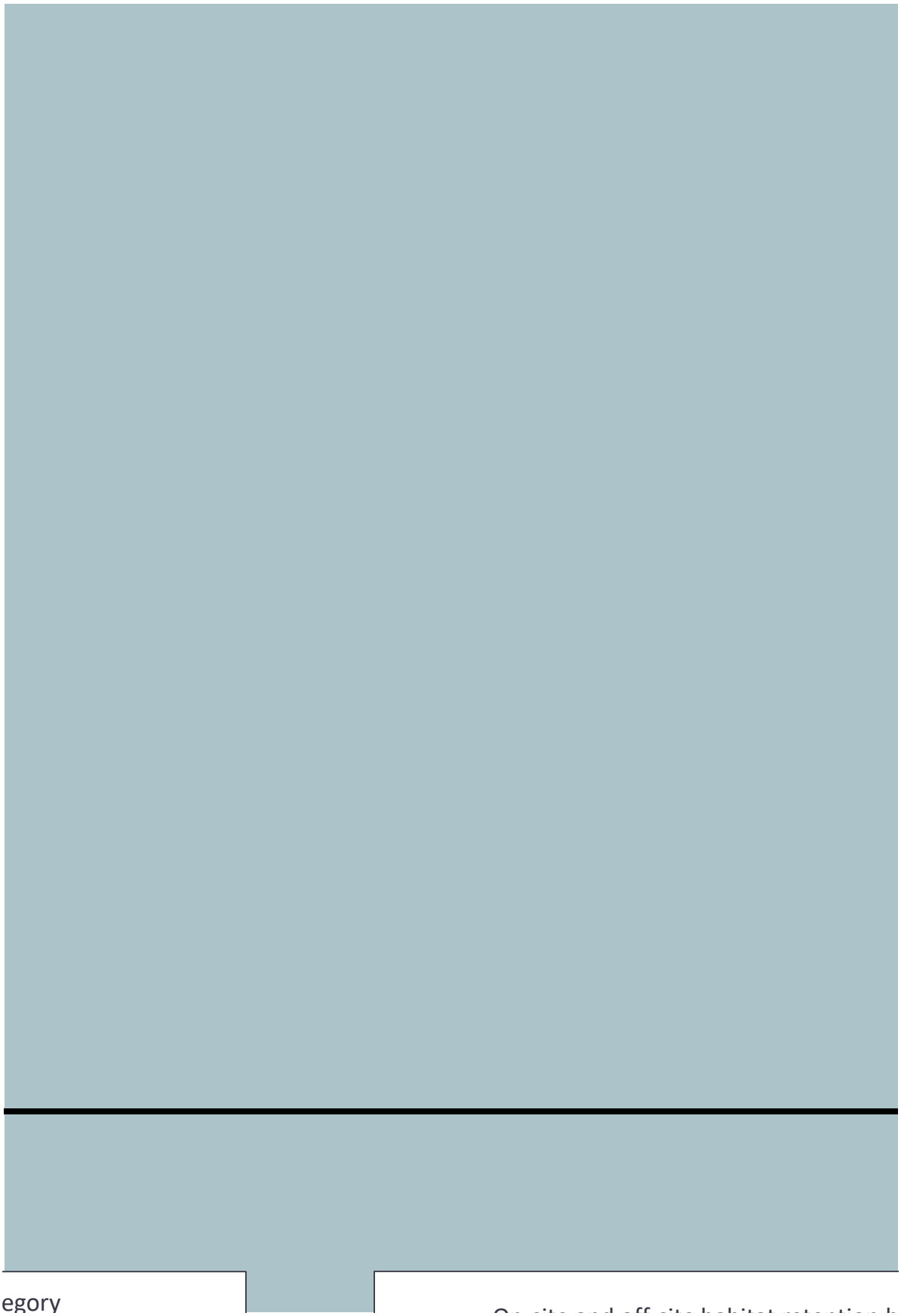



Hedgerow biodiversity unit change
ative hedgerow with trees - ssociated with bank or ditch
Species-rich native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Ecologically valuable line of trees
Ecologically valuable line of trees - associated with bank or ditch
Native hedgerow
Line of trees
ue
On-site proposed value
Off-site proposed value
Off-site existing value
Combined unit chang

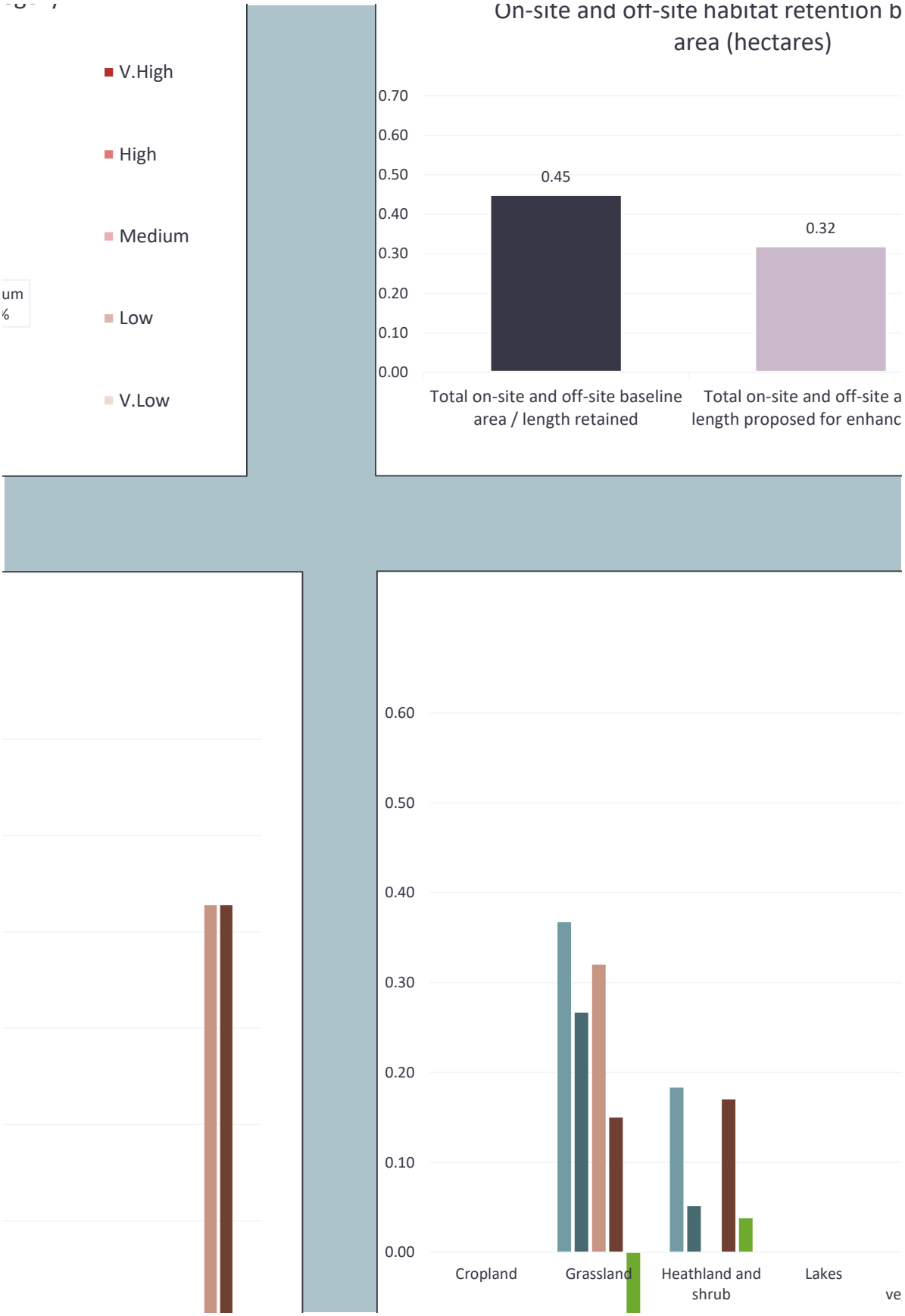


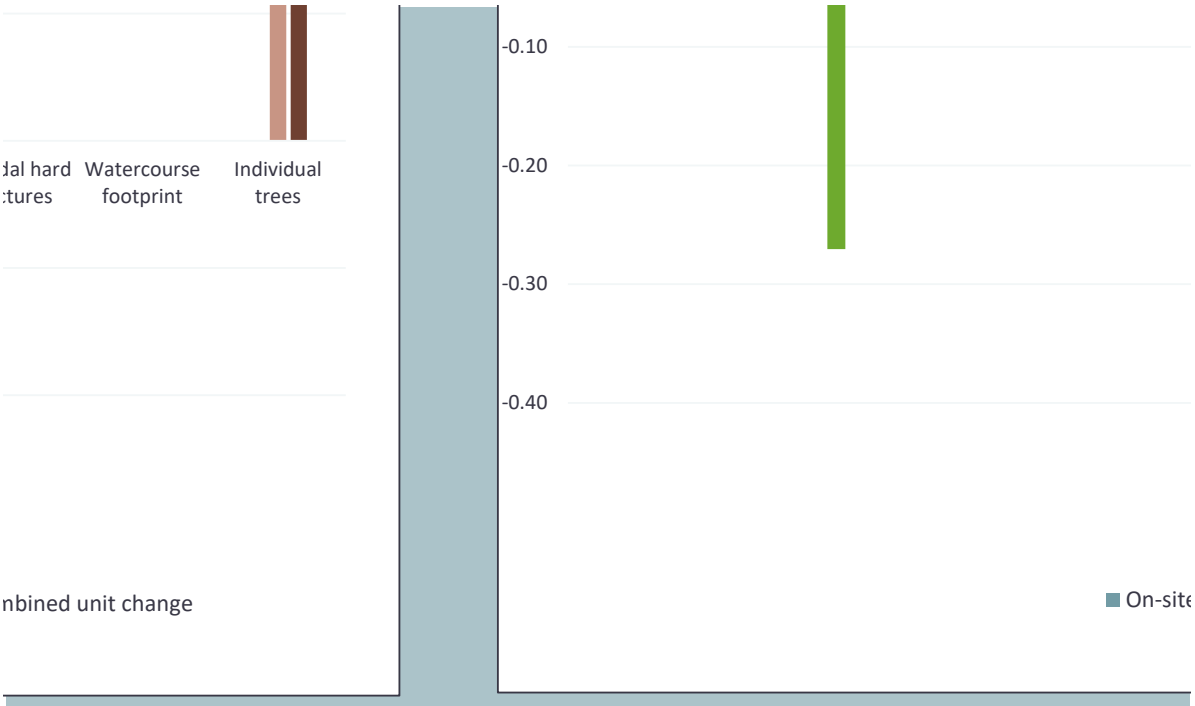
Watercourse biodiversity unit change

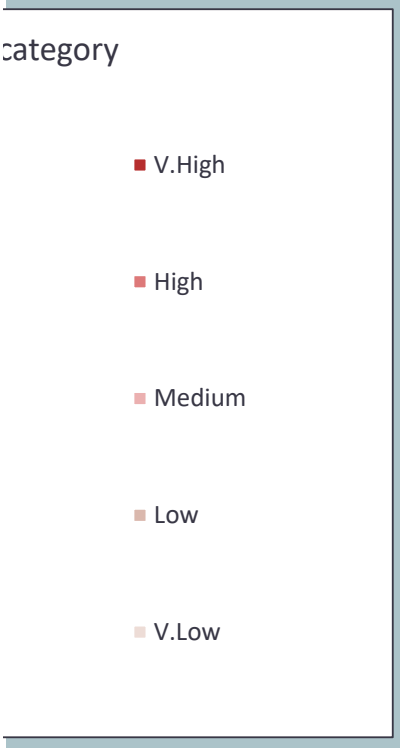

Other rivers and streams
Ditches
Canals
On-site proposed value
Off-site existing value
Off-site proposed value
Combined unit change

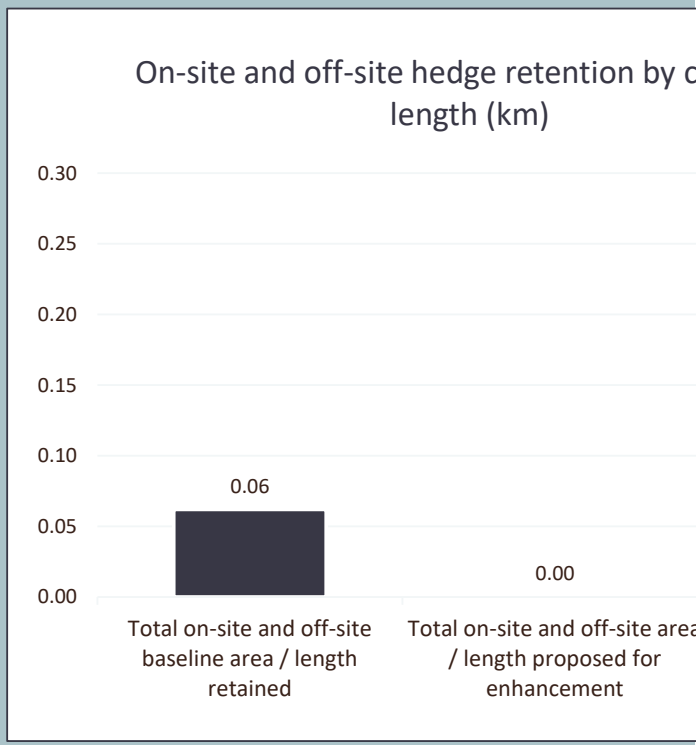


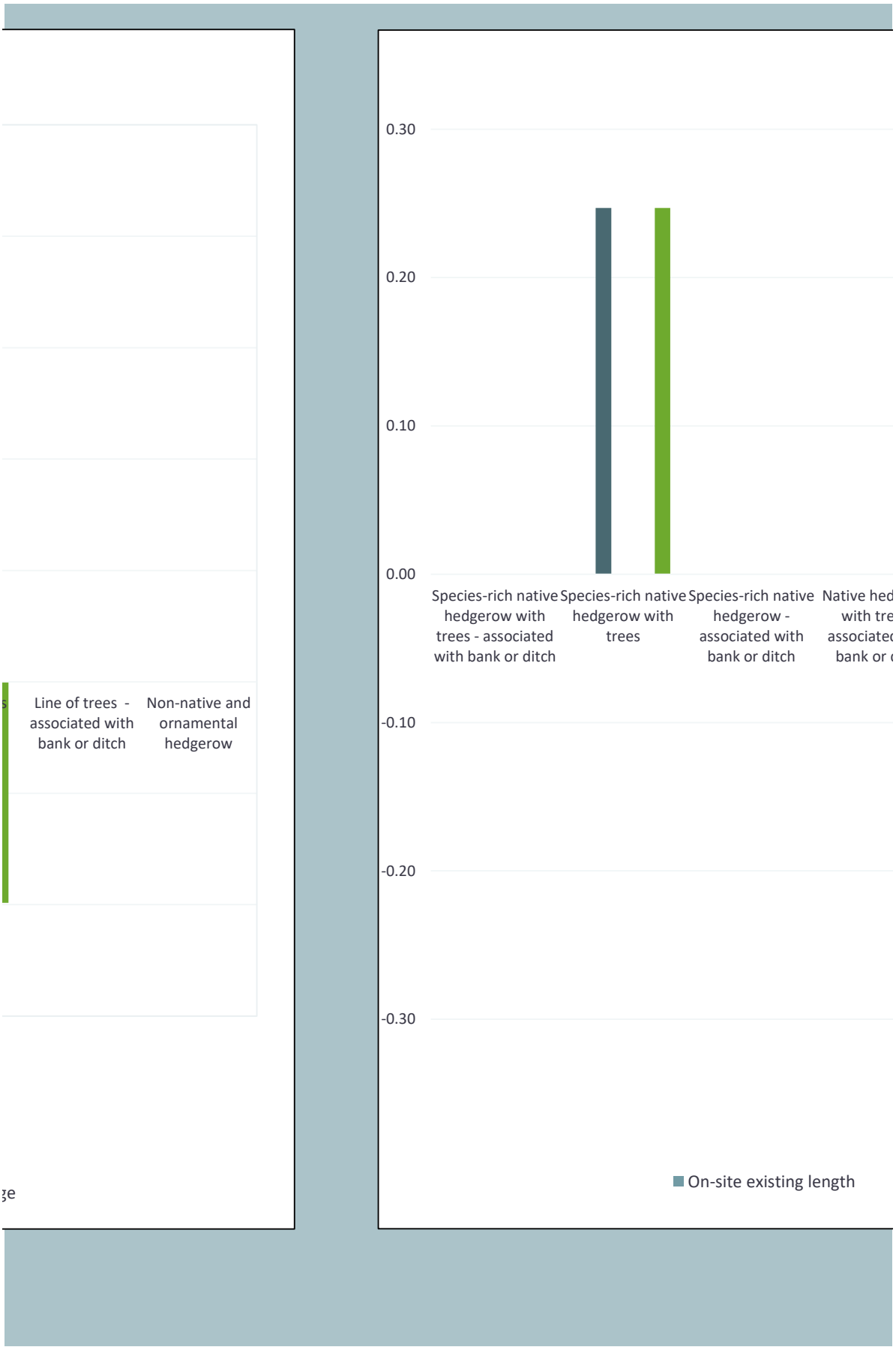
egory

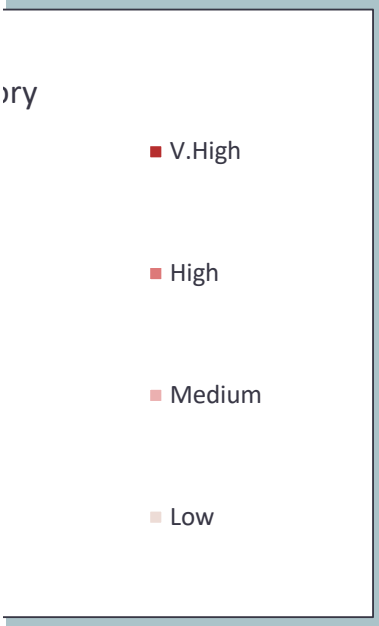

V.High
High
Medium
Low
V.Low
um
%
On-site and off-site habitat retention b
area (hectares)
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
0.45
0.32
Total on-site and off-site baseline area / length retained
Total on-site and off-site a length proposed for enhanc
0.60
0.50
0.40
0.30
0.20
0.10
0.00
Cropland
Grassland
Heathland and shrub
Lakes
ve

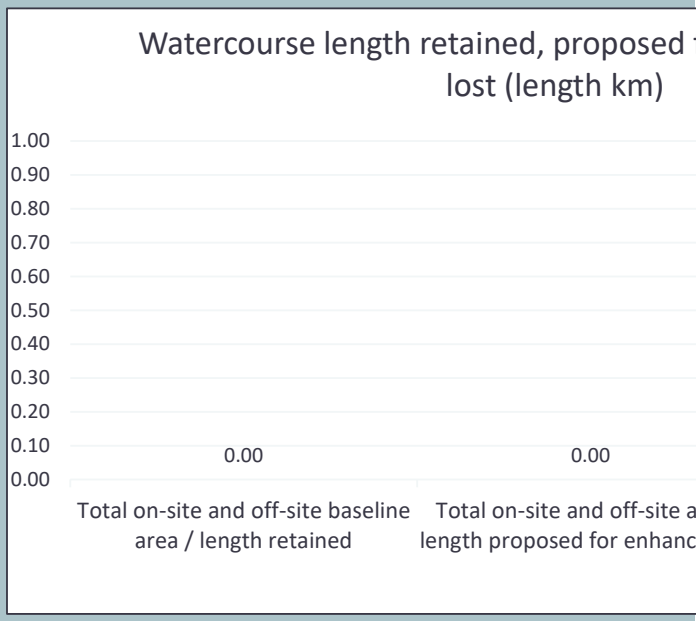

dal hard
ctures
Watercourse
footprint
Individual
trees
-0.10
-0.20
-0.30
-0.40
nbined unit change
On-site

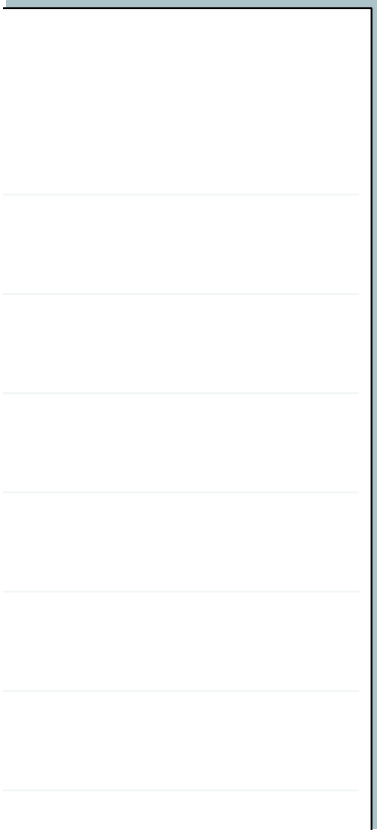

category
V.High
High
Medium
Low
V.Low

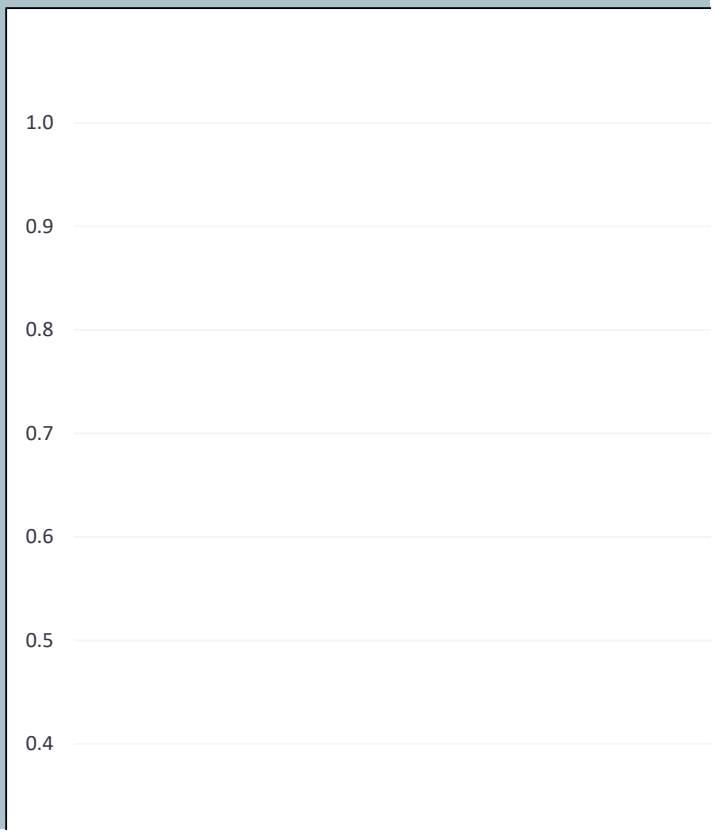

On-site and off-site hedge retention by c
length (km)
0.30
0.25
0.20
0.15
0.10
0.05
0.00
0.06
0.00
Total on-site and off-site
baseline area / length
retained
Total on-site and off-site area
/ length proposed for
enhancement

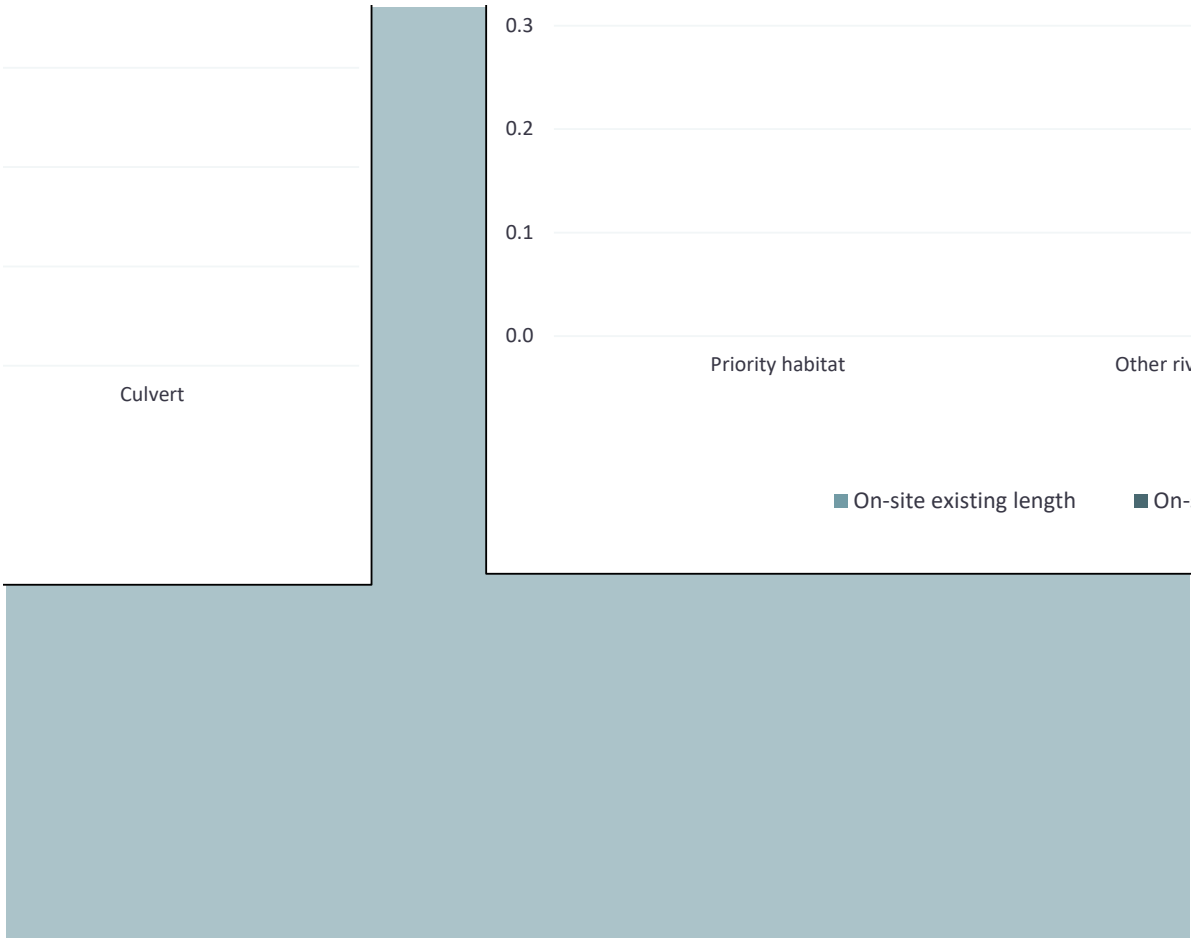

0.30
0.20
0.10
0.00
-0.10
-0.20
-0.30
Species-rich native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow - associated with bank or ditch
Native hed with tre associated bank or
Line of trees - associated with bank or ditch
Non-native and ornamental hedgerow
On-site existing length

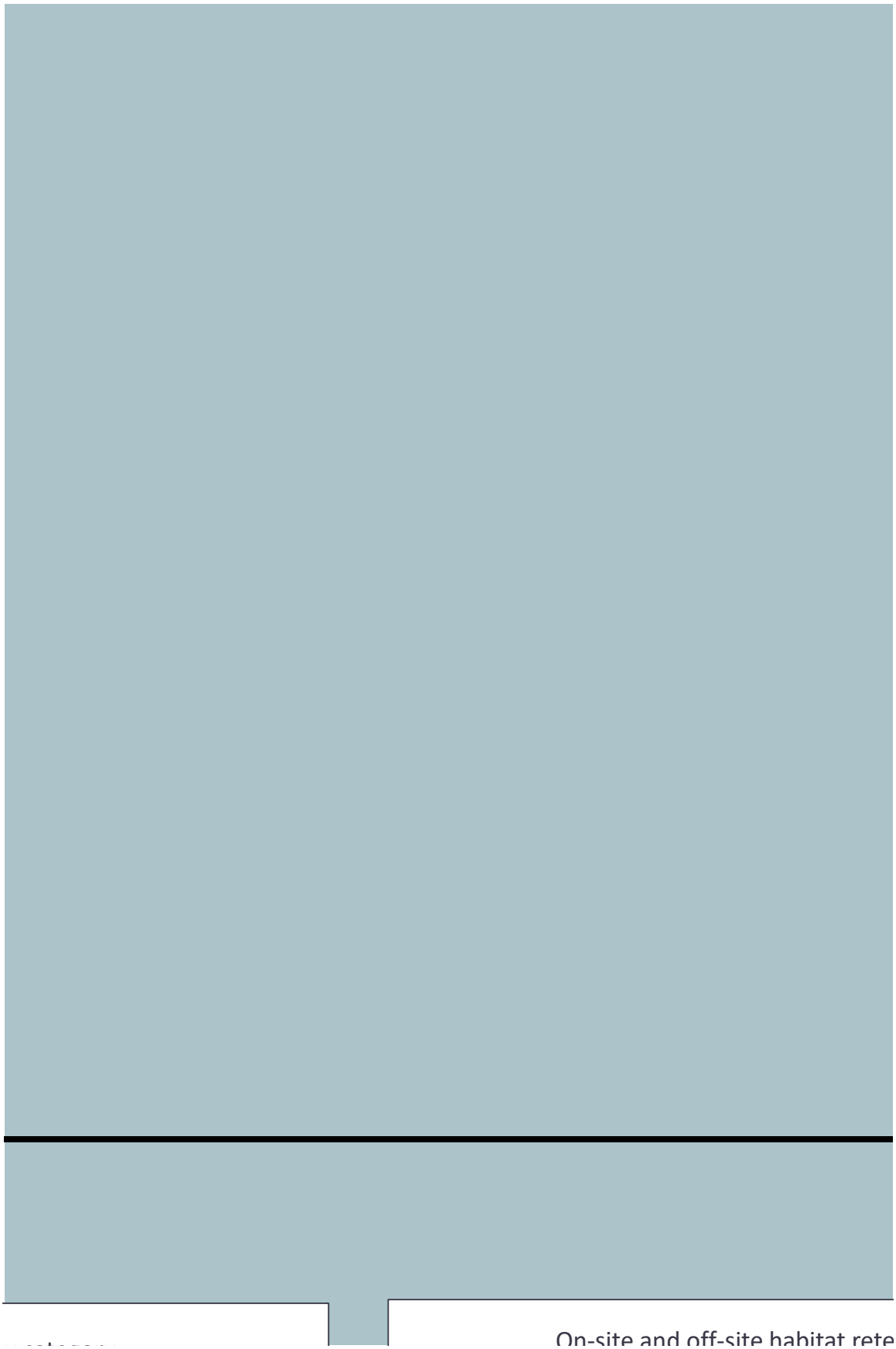

ory
V.High
High
Medium
Low

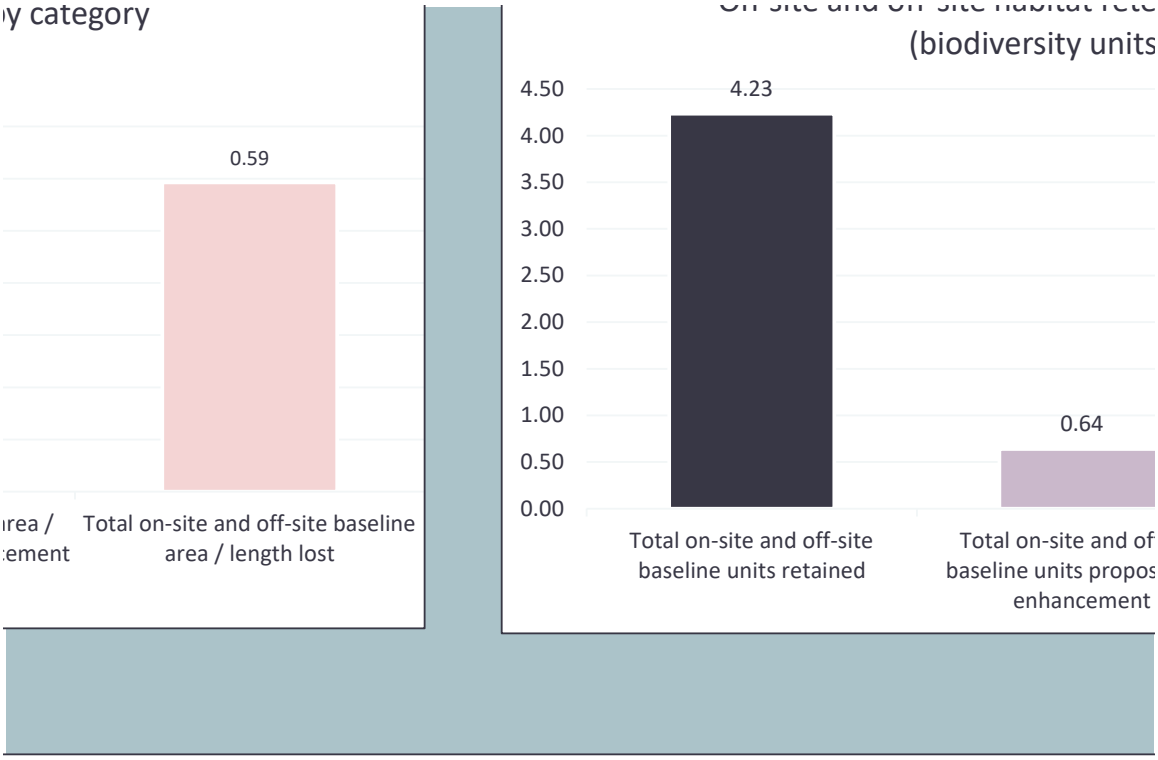

Watercourse length retained, proposed
lost (length km)
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
0.00
0.00
Total on-site and off-site baseline area / length retained
Total on-site and off-site a length proposed for enhanc



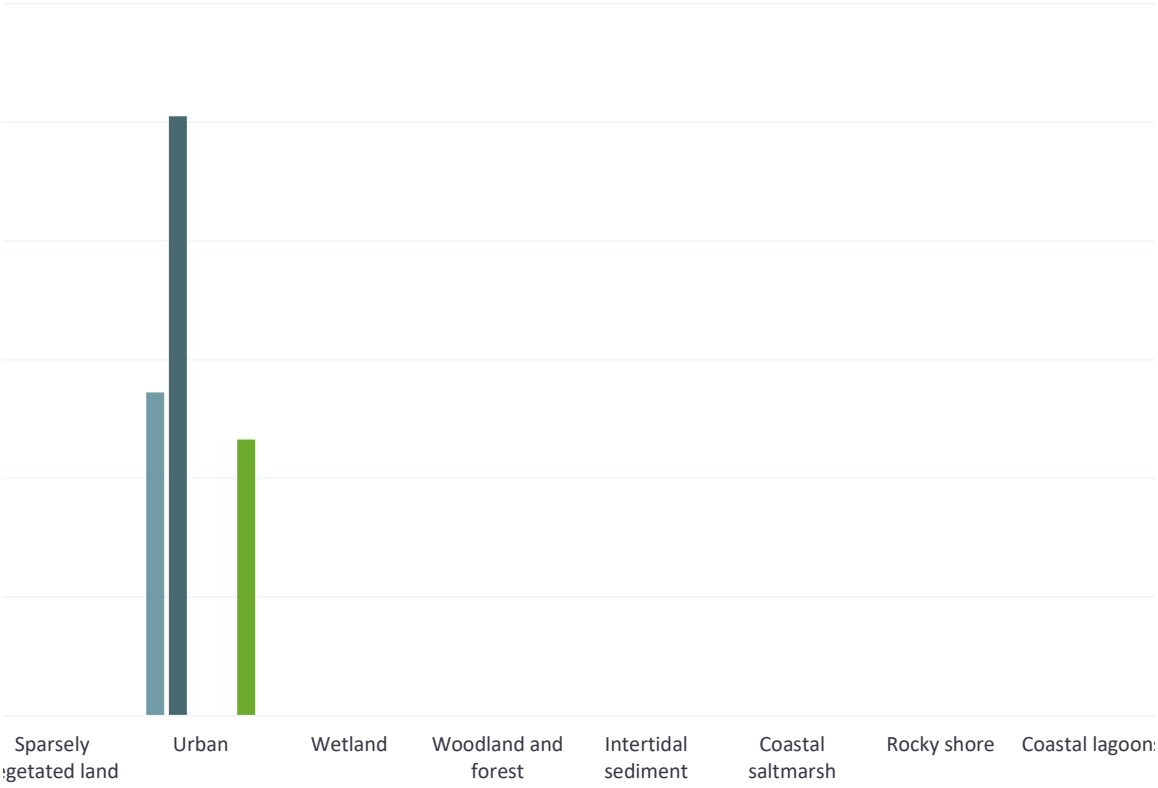

1.0
0.9
0.8
0.7
0.6
0.5
0.4

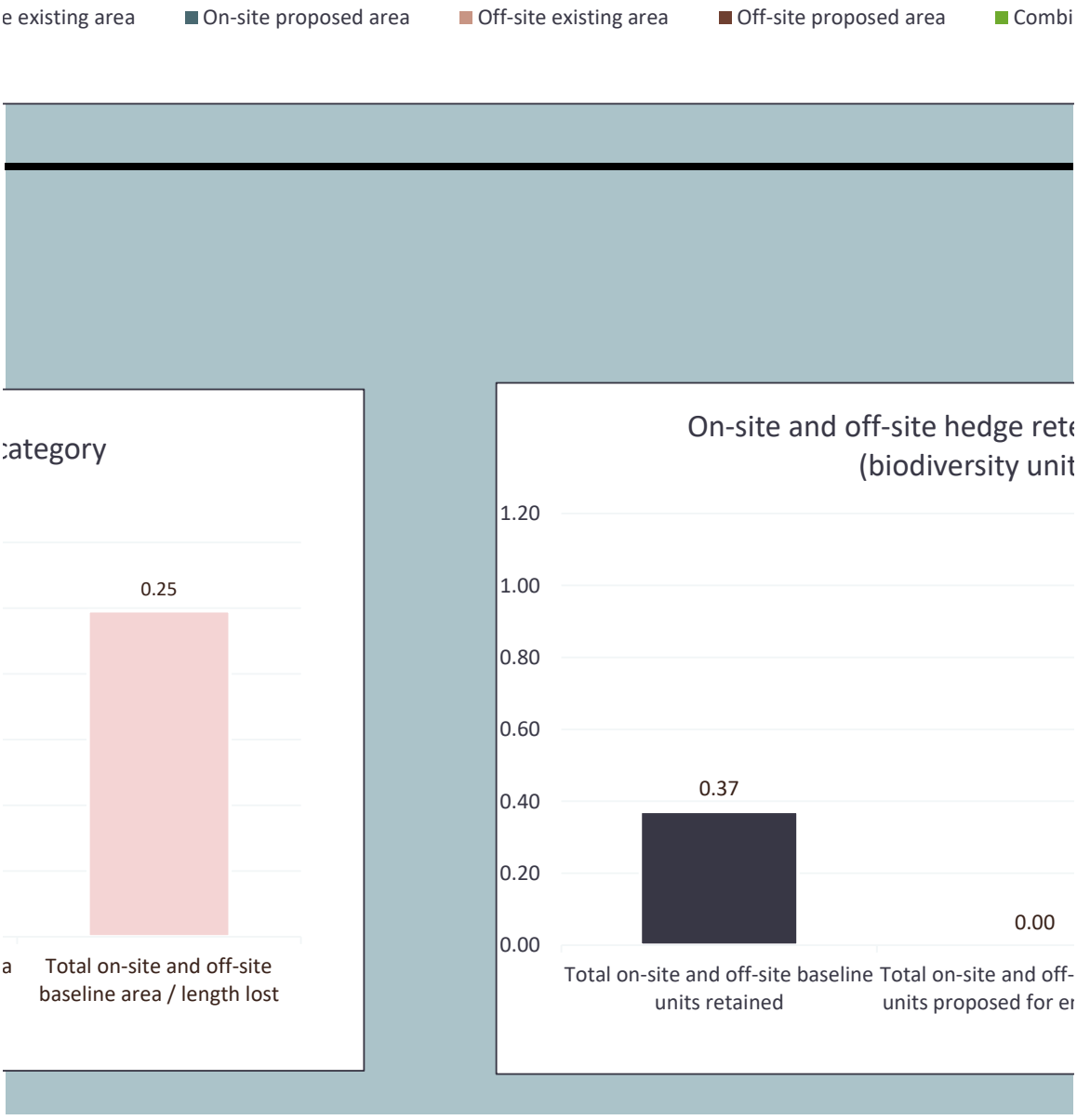

0.3
0.2
0.1
0.0
Culvert
Priority habitat
Other riv
On-site existing length
On-

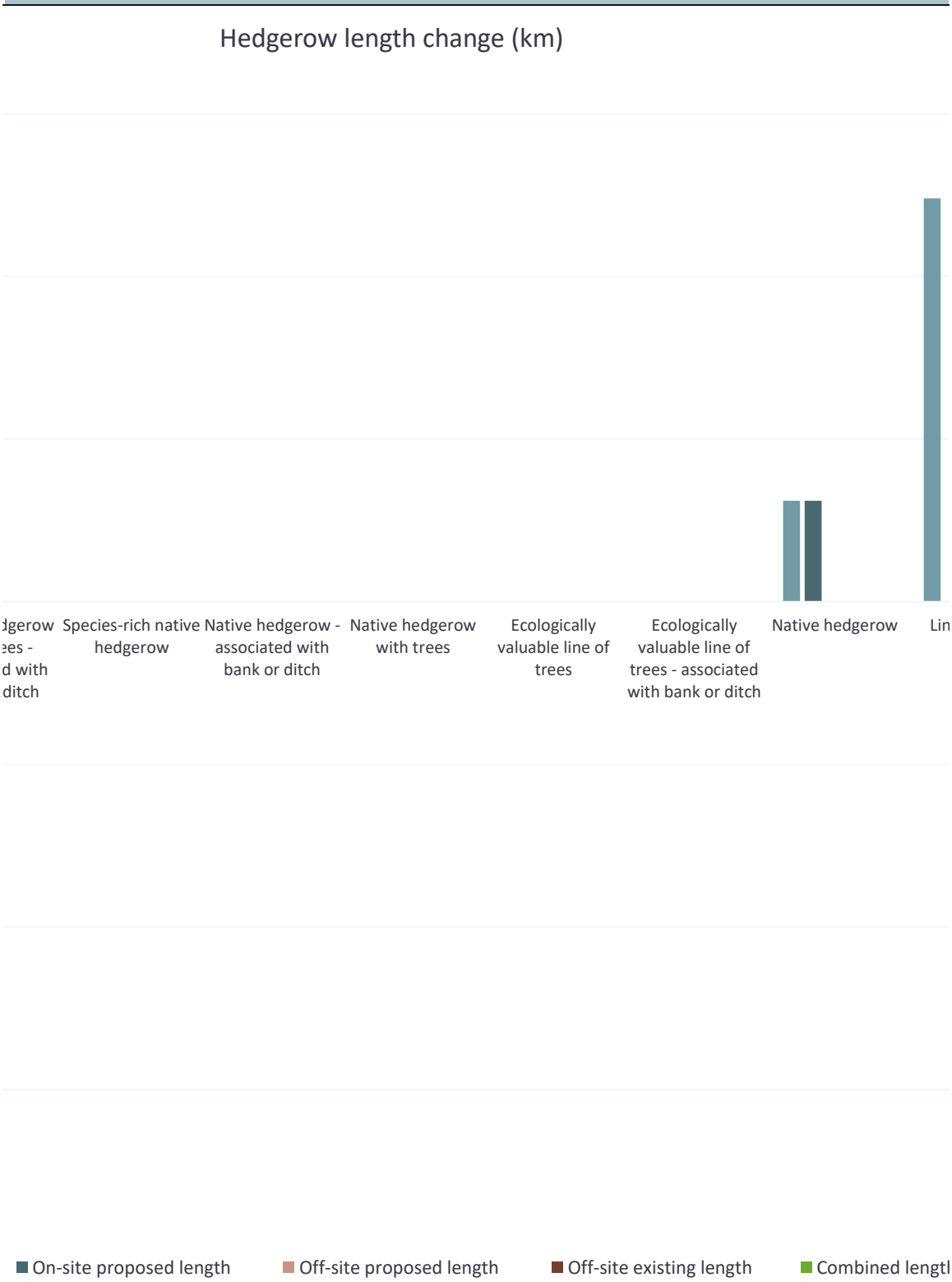

On-site and off-site habitat rete

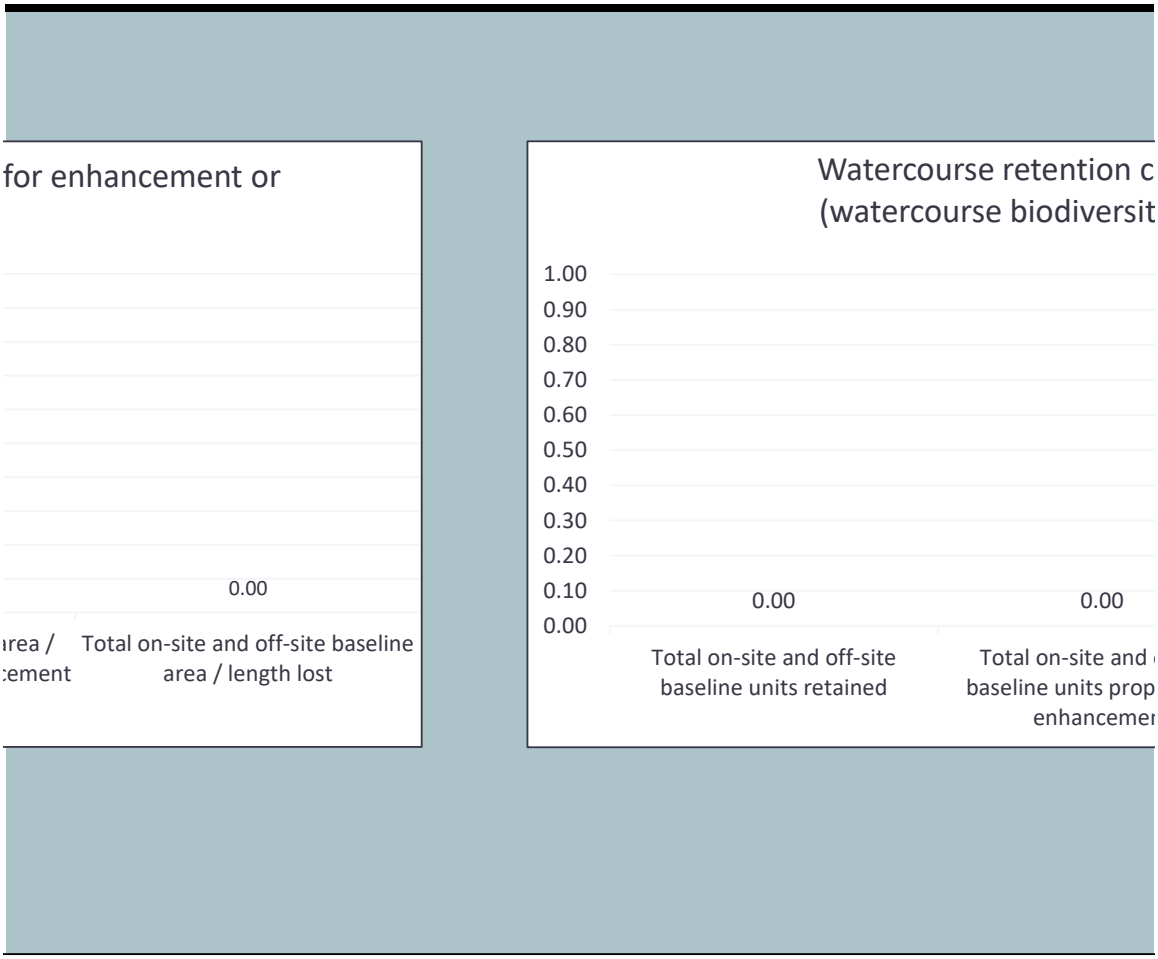


Area change by habitat group (hectares)

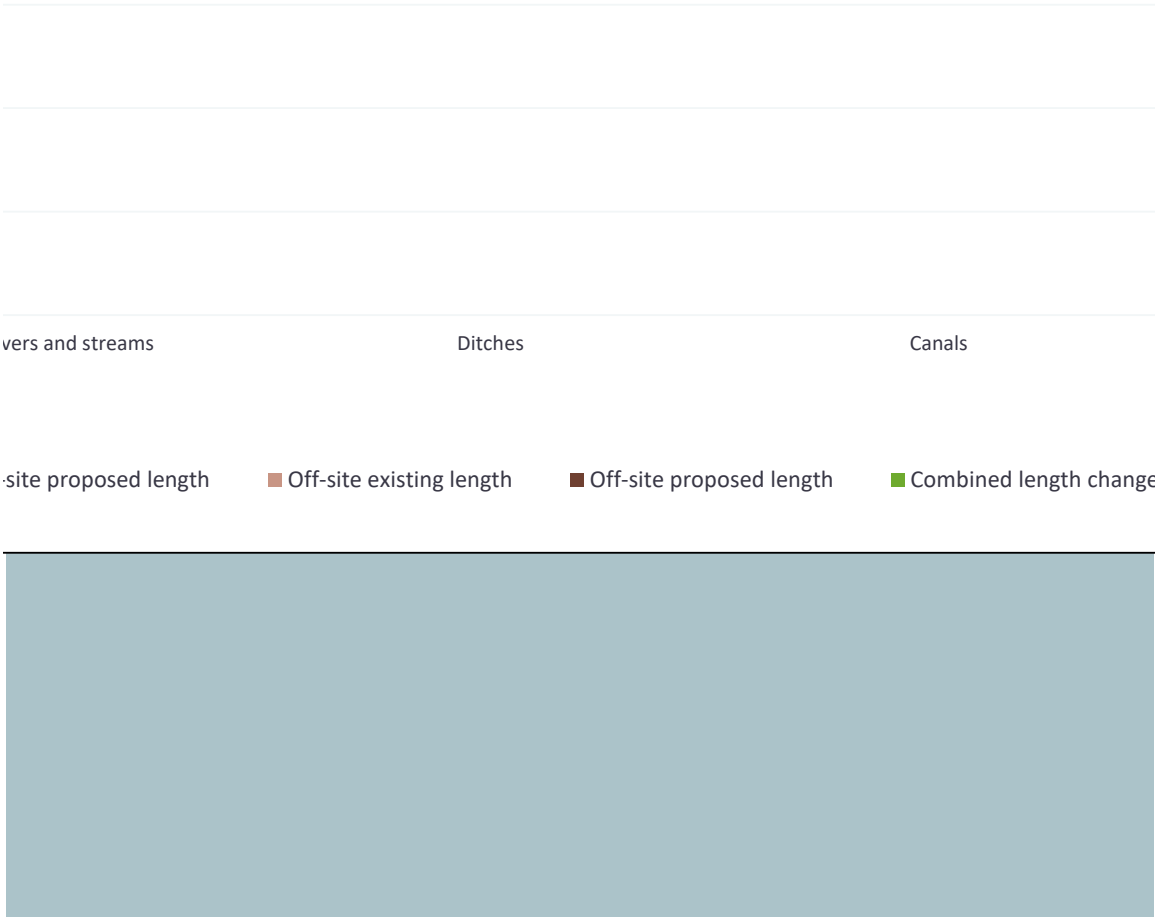


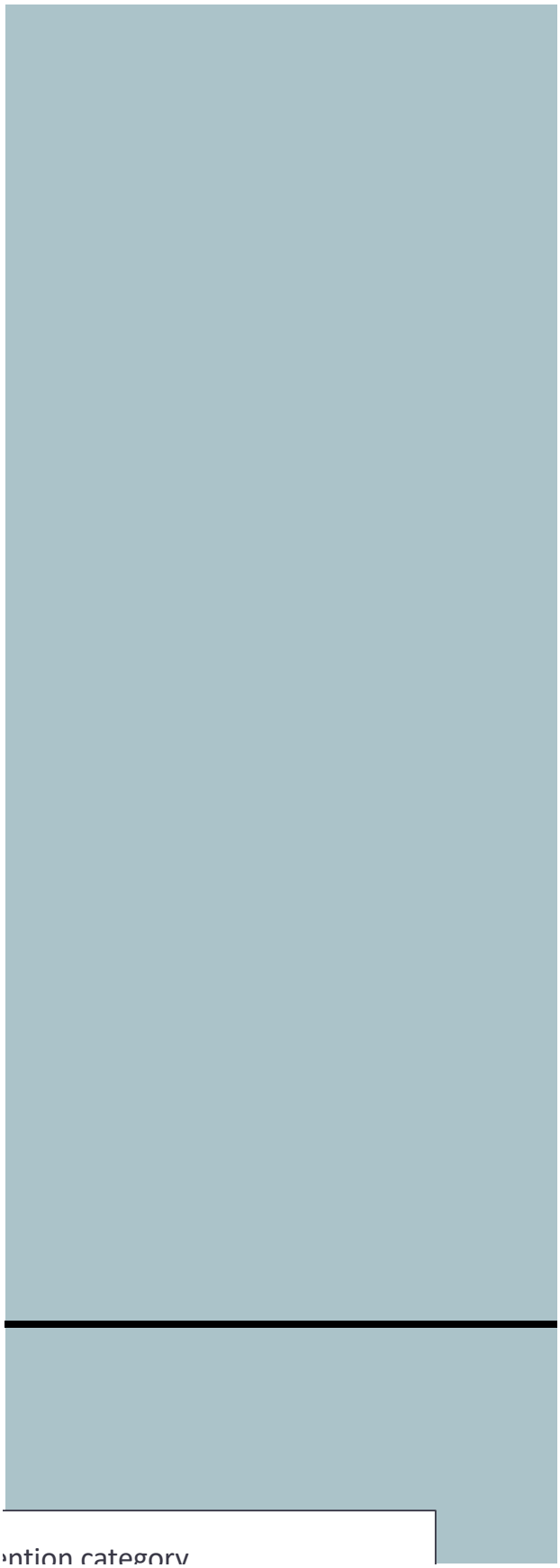

e existing area
On-site proposed area
Off-site existing area
Off-site proposed area
Combi
category
0.25
a
Total on-site and off-site baseline area / length lost
On-site and off-site hedge rete
(biodiversity unit
1.20
1.00
0.80
0.60
0.40
0.20
0.00
0.37
0.00
Total on-site and off-site baseline units retained
Total on-site and off-
units proposed for e


Hedgerow length change (km)
dgerow ees - d with ditch
Species-rich native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Ecologically valuable line of trees
Ecologically valuable line of trees - associated with bank or ditch
Native hedgerow
Lin
On-site proposed length
Off-site proposed length
Off-site existing length
Combined lengtl

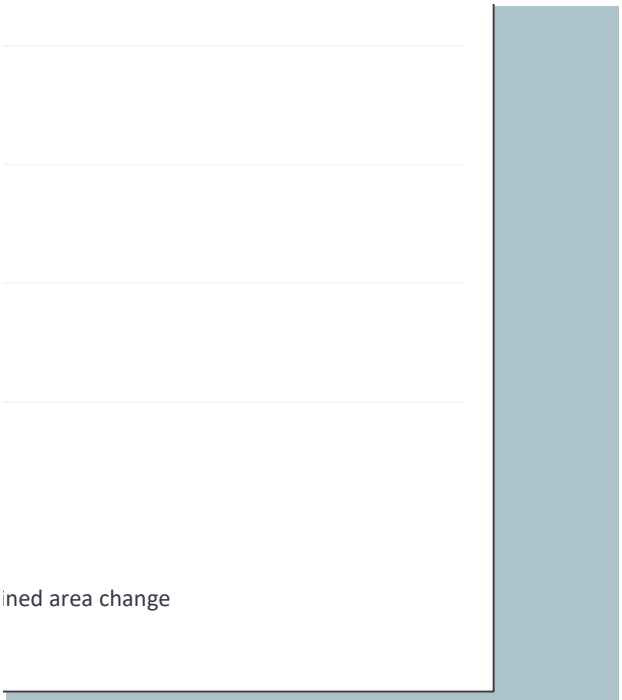


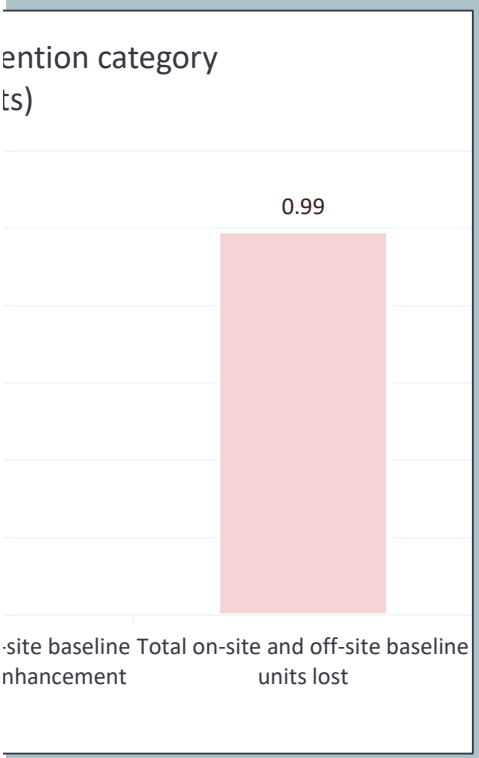
Watercourse length change (km)

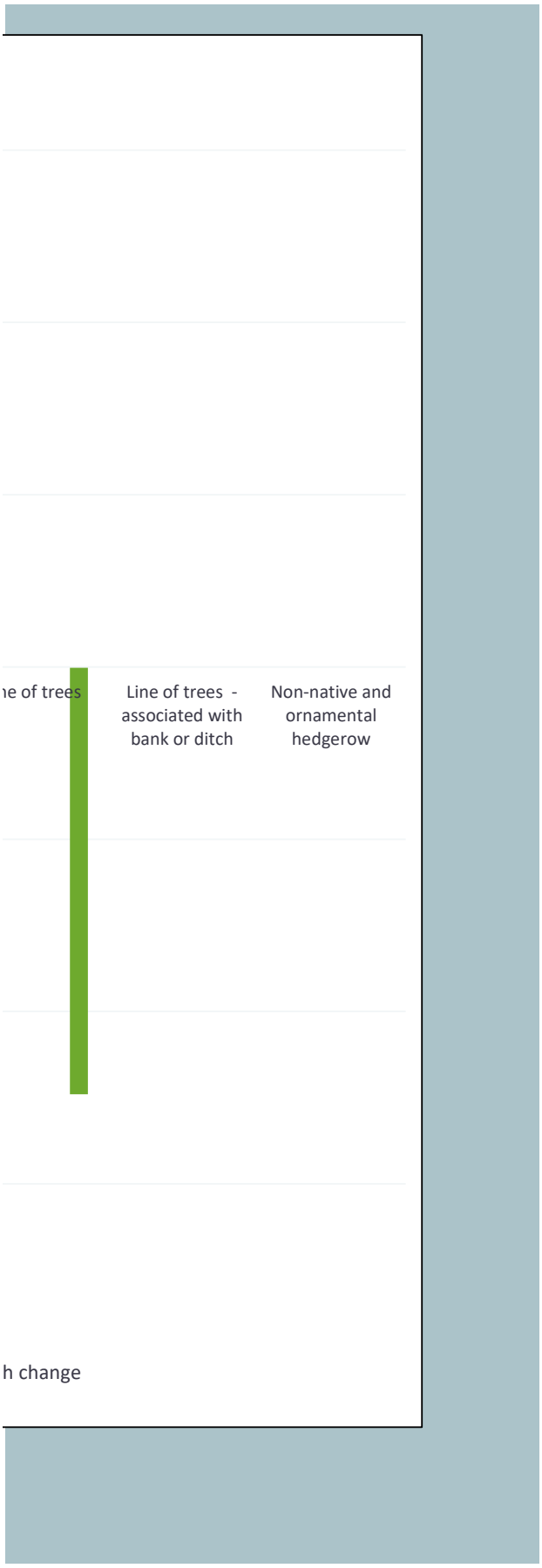

vers and streams
Ditches
Canals
·site proposed length
Off-site existing length
Off-site proposed length
Combined length change

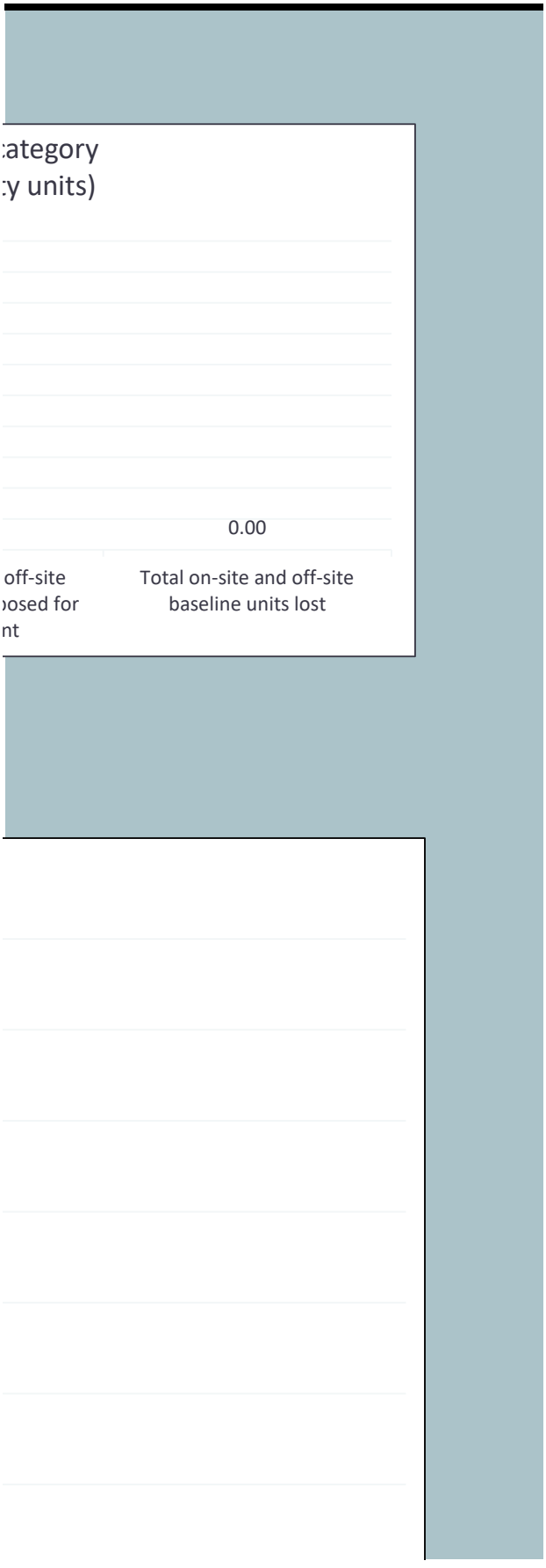

ention category

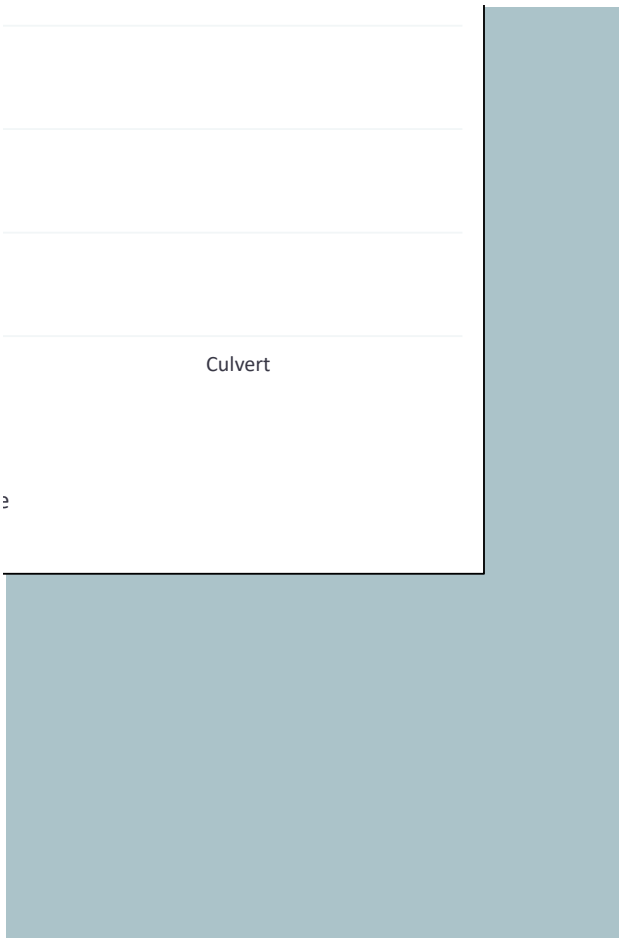
2.81
f-site
sed for
Total on-site and off-site baseline units lost
s
Intertidal hard structures
Watercourse footprint
Individual trees


ined area change


ention category
ts)
0.99
-site baseline
nhancement
Total on-site and off-site baseline
units lost


ıe of trees
Line of trees - associated with bank or ditch
Non-native and ornamental hedgerow
h change

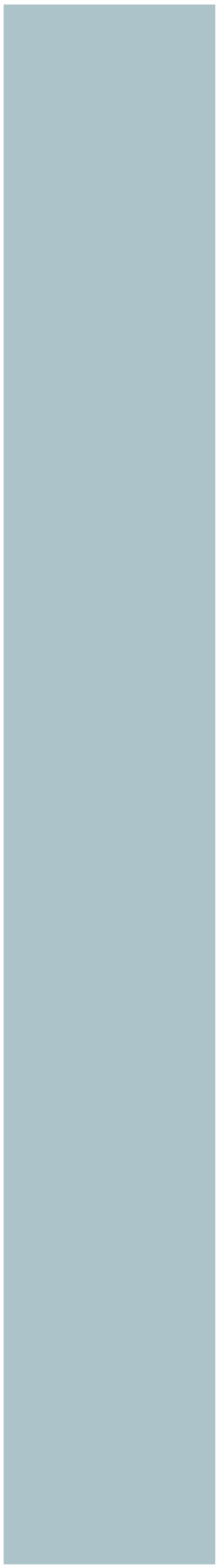

ategory
y units)
0.00
off-site
osed for
nt
Total on-site and off-site baseline units lost

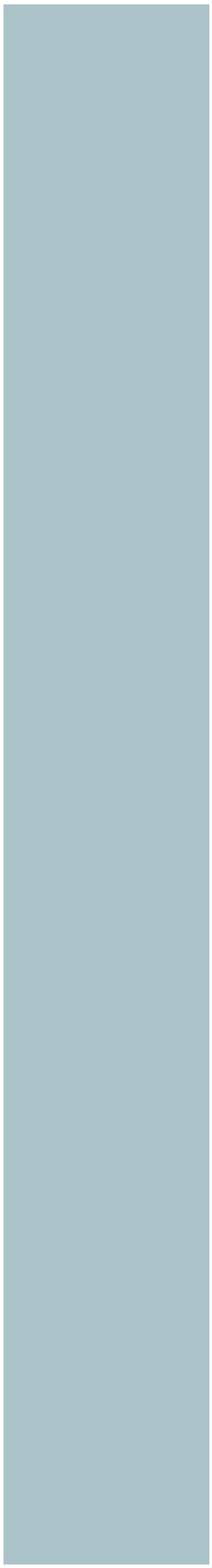

Culvert

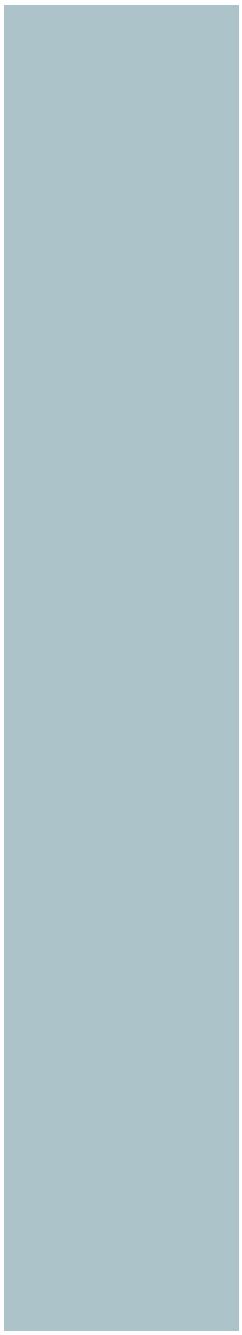
Return to results menu

Trading summary hedgerows

Trading summary watercourses







Trading

Distinctiveness Group
Very High
High
Medium
Low

Very High

Habitat group
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Upland hay meadows
Heathland and shrub - Mountain heaths and willow scrub
Lakes - Aquifer fed naturally fluctuating water bodies
Sparsely vegetated land - Calaminarian grasslands
Sparsely vegetated land - Limestone pavement
Wetland - Blanket bog
Wetland - Depressions on peat substrates (H7150)
Wetland - Fens (upland and lowland)
Wetland - Lowland raised bog
Wetland - Oceanic valley mire[1] (D2.1)
Wetland - Purple moor grass and rush pastures
Wetland - Transition mires and quaking bogs (H7140)
Woodland and forest - Wood-pasture and parkland
Rocky shore - High energy littoral rock - on peat, clay or chalk
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk
Rocky shore - Low energy littoral rock - on peat, clay or chalk
Rocky shore - Features of littoral rock - on peat, clay or chalk
Intertidal sediment - Littoral seagrass on peat, clay or chalk

High Dis

Habitat group
Grassland - Traditional orchards
Grassland - Floodplain wetland mosaic and CFGM
Grassland - Lowland calcareous grassland
Grassland - Tall herb communities (H6430)
Grassland - Upland calcareous grassland
Heathland and shrub - Lowland Heathland
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Upland heathland
Lakes - High alkalinity lakes
Lakes - Low alkalinity lakes
Lakes - Marl lakes
Lakes - Moderate alkalinity lakes
Lakes - Peat lakes
Lakes - Ponds (priority habitat)
Lakes - Temporary lakes ponds and pools (H3170)
Sparsely vegetated land - Coastal sand dunes
Sparsely vegetated land - Coastal vegetated shingle
Sparsely vegetated land - Inland rock outcrop and scree habitats
Sparsely vegetated land - Maritime cliff and slopes
Urban - Open mosaic habitats on previously developed land
Wetland - Reedbeds
Woodland and forest - Felled/Replacement for felled woodland
Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland
Coastal lagoons - Coastal lagoons
Rocky shore - High energy littoral rock
Rocky shore - Moderate energy littoral rock
Rocky shore - Low energy littoral rock
Rocky shore - Features of littoral rock
Intertidal sediment - Littoral mud
Intertidal sediment - Littoral mixed sediments
Coastal saltmarsh - Saltmarshes and saline reedbeds
Intertidal sediment - Littoral biogenic reefs - Mussels
Intertidal sediment - Littoral biogenic reefs - Sabellaria
Intertidal sediment - Features of littoral sediment
Intertidal sediment - Littoral muddy sand
Intertidal sediment - Littoral seagrass

Medium D

Habitat group
Cropland - Arable field margins cultivated annually
Cropland - Arable field margins game bird mix
Cropland - Arable field margins pollen and nectar
Cropland - Arable field margins tussocky
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Upland acid grassland
Heathland and shrub - Blackthorn scrub
Heathland and shrub - Bramble scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Willow scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Lakes - Ponds (non-priority habitat)
Lakes - Reservoirs
Sparsely vegetated land - Other inland rock and scree
Urban - Cemeteries and churchyards
Urban - Biodiverse green roof
Individual trees - Urban tree
Individual trees - Rural tree
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Intertidal sediment - Littoral coarse sediment
Intertidal sediment - Littoral sand
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)

Low Dis

Habitat group
Cropland - Cereal crops
Cropland - Horticulture
Cropland - Intensive orchards

Cropland - Non-cereal crops
Cropland - Temporary grass and clover leys
Cropland - Winter stubble
Grassland - Modified grassland
Grassland - Bracken
Heathland and shrub - Rhododendron scrub
Lakes - Ornamental lake or pond
Sparsely vegetated land - Ruderal/ephemeral
Sparsely vegetated land - Tall forbs
Urban - Bioswale
Urban - Bare ground
Urban - Allotments
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Ground level planters
Urban - Other green roof
Urban - Intensive green roof
Urban - Introduced shrub
Urban - Rain garden
Urban - Actively worked sand pit quarry or open cast mine
Urban - Sustainable drainage system
Urban - Vacant or derelict land
Urban - Vegetated garden
Woodland and forest - Other coniferous woodland
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds
Intertidal sediment - Artificial littoral coarse sediment
Intertidal sediment - Artificial littoral mud
Intertidal sediment - Artificial littoral sand
Intertidal sediment - Artificial littoral muddy sand
Intertidal sediment - Artificial littoral mixed sediments
Intertidal sediment - Artificial littoral seagrass
Intertidal sediment - Artificial littoral biogenic reefs
Intertidal hard structures - Artificial hard structures
Intertidal hard structures - Artificial features of hard structures
Heathland and shrub - Other sea buckthorn scrub

g Summary

Trading Rule
Same habitat required – bespoke compensation option ⚠
Same habitat required =
Same broad habitat or a higher distinctiveness habitat required (≥)
Same distinctiveness or better habitat required ≥

Distinctiveness

Group	On-site unit change	Off-site unit change	Project-wide unit change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	0.00	0.00	0.00

stinctiveness

Group	On-site unit change	Off-site unit change	Project-wide unit change
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Wetland	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
	0.00	0.00	0.00

)istinctiveness

Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Cropland	0.00	0.00	0.00
Grassland	0.00	0.00	0.00
Grassland	-0.96	1.18	0.22
Grassland	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00
Heathland and shrub	-1.06	1.19	0.13
Lakes	0.00	0.00	0.00
Lakes	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Urban	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00
	-2.01	2.37	0.36

tinctiveness

Group	On-site unit change	Off-site unit change	Pro
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	

Cropland	0.00	0.00	
Cropland	0.00	0.00	
Cropland	0.00	0.00	
Grassland	0.00	-0.64	
Grassland	0.00	0.00	
Heathland and shrub	0.00	0.00	
Lakes	0.00	0.00	
Sparsely vegetated land	0.00	0.00	
Sparsely vegetated land	0.00	0.00	
Urban	0.00	0.00	
Urban	0.16	0.00	
Urban	0.65	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Urban	0.00	0.00	
Woodland and forest	0.00	0.00	
Coastal saltmarsh	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal sediment	0.00	0.00	
Intertidal hard structures	0.00	0.00	
Intertidal hard structures	0.00	0.00	
Heathland and shrub	0.00	0.00	
	0.81	-0.64	

Trading Satisfied?
Yes ✓
Yes ✓
Yes ✓
Yes ✓

Unit losses
0.00

Losses not yet accounted for

Cumulative broad habitat change
0.00
0.22 ✓
0.13 ✓
0.00
0.00
0.00
0.00
0.00
0.00

ject wide unit change
0.00
0.00
0.00

0.00	
0.00	
0.00	
-0.64	⚠
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.16	✓
0.65	✓
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.17	

Very High Distinctiveness Summary

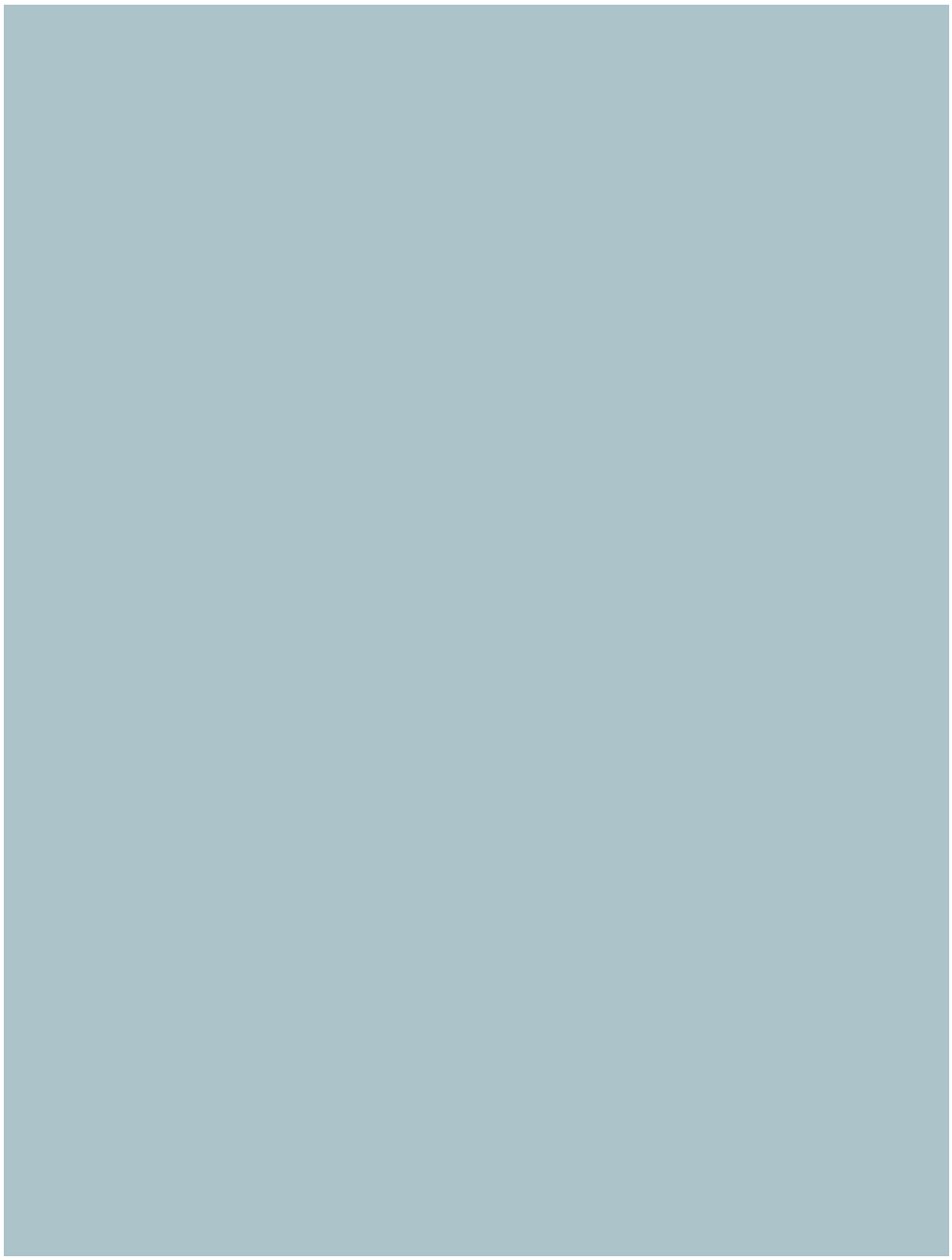
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness Summary		
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.36	✓
Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00	
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00	
Cumulative surplus of units	0.36	✓

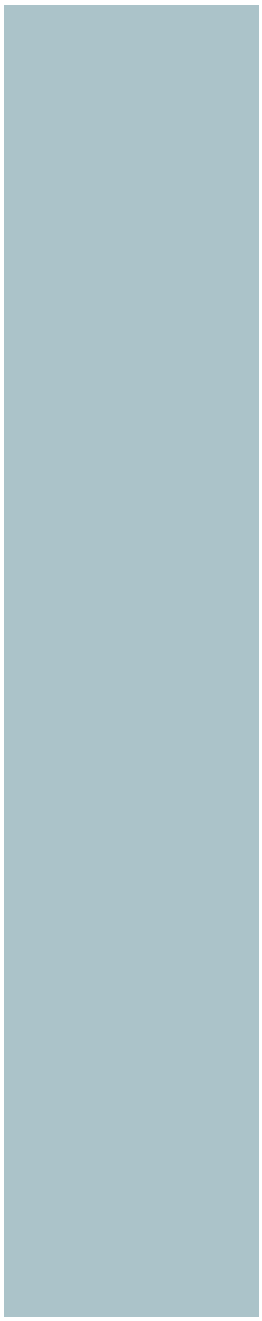
Low Distinctiveness Summary		
Low Distinctiveness net change in units	0.17	✓
Cumulative surplus of units	0.52	✓



Return to results menu

Trading summary area habitats

Trading summary watercourses



Trac

Distinctiveness Group
Very High
High
Medium
Low
Very Low

Very High Distinct

Habitat group
Species-rich native hedgerow with trees - associated with bank or ditch

High Distinctive

Habitat group
Species-rich native hedgerow with trees
Species-rich native hedgerow - associated with bank or ditch
Native hedgerow with trees - associated with bank or ditch

Medium Distincti

Habitat group
Species-rich native hedgerow

Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Ecologically valuable line of trees
Ecologically valuable line of trees - associated with bank or ditch

Low Distinctive
Habitat group
Native hedgerow
Line of trees
Line of trees - associated with bank or ditch

Very Low Distinct
Habitat group
Non-native and ornamental hedgerow

ding Summary

Trading Rule	Tr
Same habitat required =	
Like for like or better	
Same distinctiveness or better habitat required	
Same distinctiveness or better habitat required	
Same distinctiveness or better habitat required	

iveness

On-site unit change	Off-site unit change	Project-wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

eness

On-site unit change	Off-site unit change	Project wide unit change
2.08	0.00	2.08 ✓
0.00	0.00	0.00
0.00	0.00	0.00
2.08	0.00	2.08

iveness

On-site unit change	Off-site unit change	Project wide unit change
0.00	0.00	0.00

0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00

eness

On-site unit change	Off-site unit change	Project wide unit change
0.00	0.00	0.00
-0.99	0.00	-0.99 ⚠
0.00	0.00	0.00
-0.99	0.00	-0.99

iveness

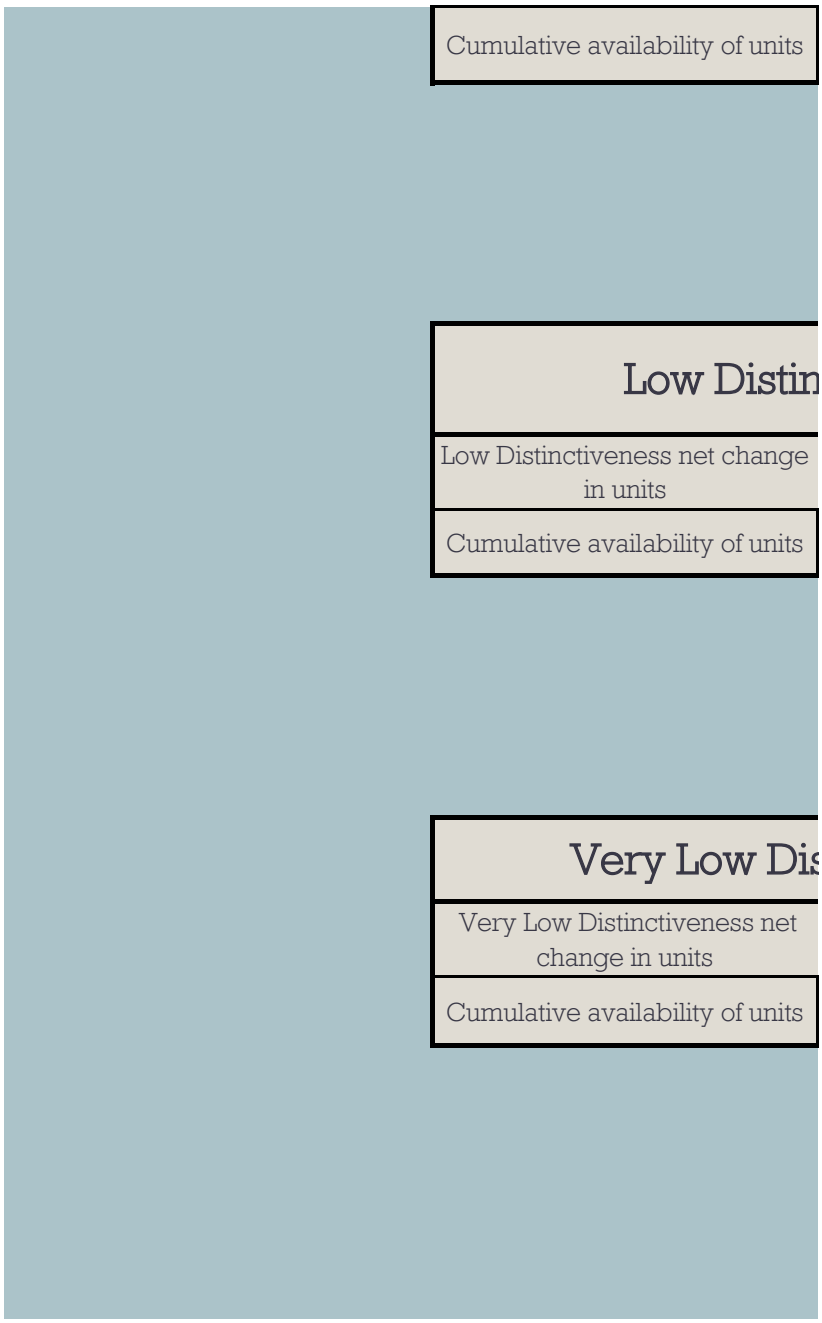
On-site unit change	Off-site unit change	Project wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

rading Satisfied?
Yes ✓
Yes ✓
Yes ✓
Yes ✓
Yes ✓

Very High Di
Very High Distinctiveness Units available to offset lower distinctiveness deficit
Remaining losses; Like for like not satisfied

High Distin
High Distinctiveness Units available to offset lower distinctiveness deficit
High Distinctiveness losses to be offset by trading up
Higher Distinctiveness surplus units minus any high distinctiveness deficit

Medium Dis
Units available from higher distinctiveness habitats
Medium Distinctiveness net change in units


Cumulative availability of units
Low Distin
Low Distinctiveness net change in units
Cumulative availability of units
Very Low Dis
Very Low Distinctiveness net change in units
Cumulative availability of units

stinctiveness Summary
0.00
0.00

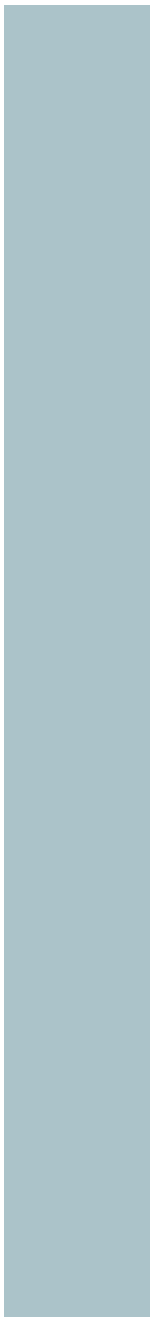
ıctiveness Summary	
2.08	✓
0.00	
0.00	

tinctiveness Summary	
2.08	✓
0.00	

2.08	✓

ctiveness Summary	
-0.99	⚠
1.08	✓

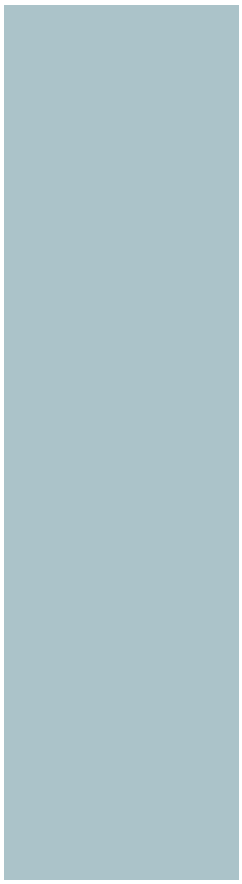
stinctiveness Summary	
0.00	
1.08	✓



Return to results menu

Trading summary area habitats

Trading summary hedgerows



Distinctiveness Group
Very High
High
Medium
Low

Very High Distinctiver

Habitat group
Priority habitat

High Distinctivenes

Habitat group
Other rivers and streams

Medium Distinctiver

Habitat group

Ditches

Canals

Low Distinctiveness

Habitat group

Culvert

Trading Summary

Trading Rule
Same habitat required – bespoke compensation option ⚠
Same habitat required =
Same habitat required =
Better distinctiveness habitat required

ness

On-site unit change	Off-site unit change	Project-wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

s

On-site unit change	Off-site unit change	Project-wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

ness

On-site unit change	Off-site unit change	Project wide unit change

0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00

S

On-site unit change	Off-site unit change	Project wide unit change
0.00	0.00	0.00
0.00	0.00	0.00

Trading Satisfied?
Yes ✓
Yes ✓
Yes ✓
Yes ✓

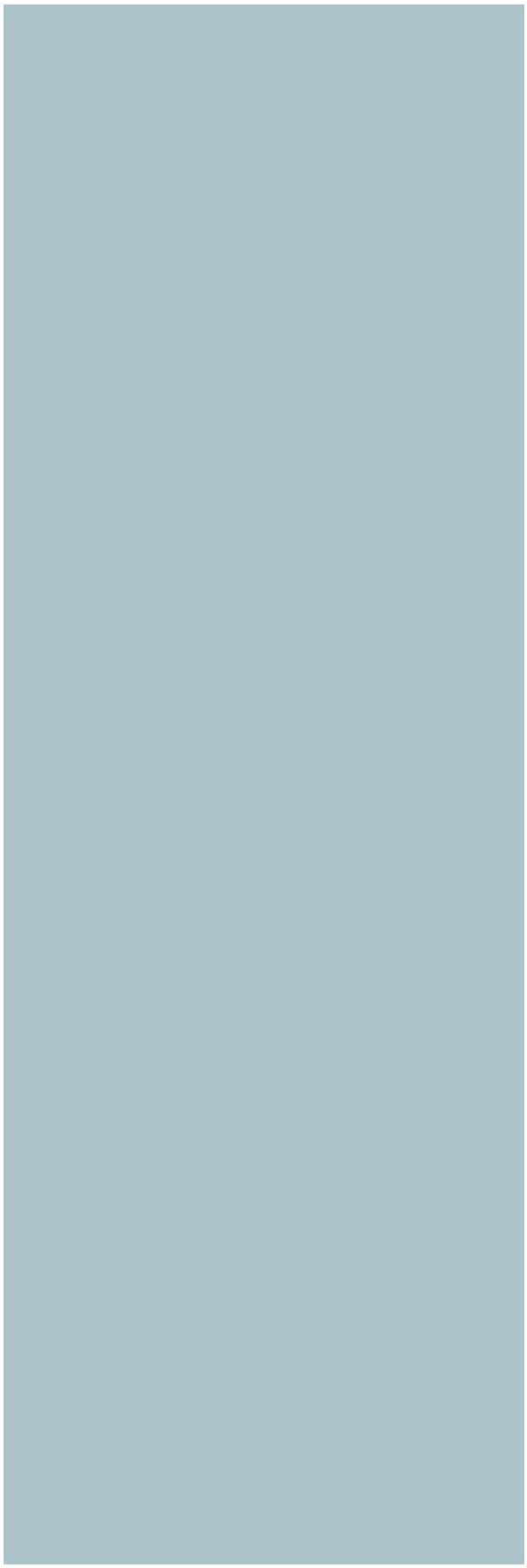
Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

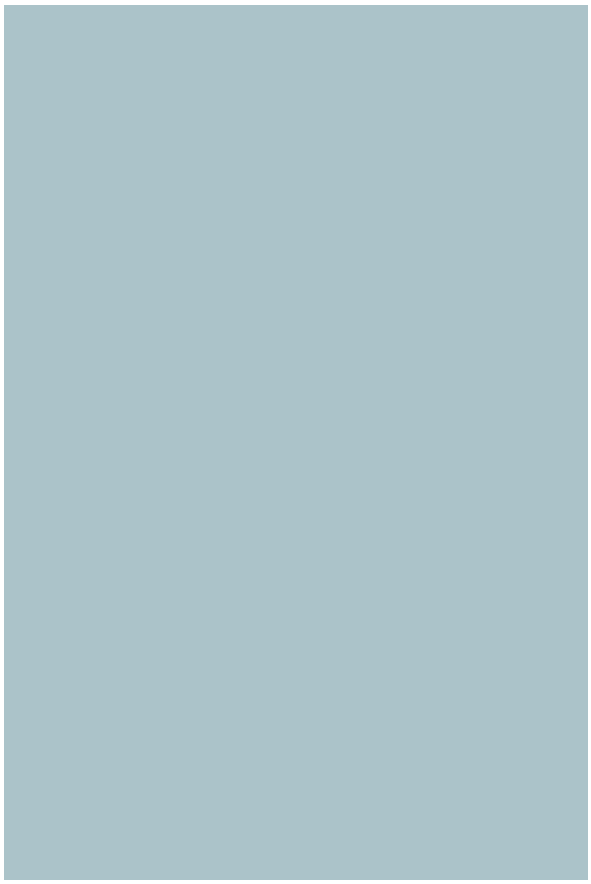
High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses; Like for like not satisfied	0.00

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00

Remaining losses; Like for like not satisfied	0.00

Low Distinctiveness Summary	
Low Distinctiveness net change in units	0.00
Cumulative availability of units	0.00





Project N

Condense

Ma

Ref	Broad Habitat
1	Grassland
2	Grassland
3	Grassland
4	Heathland and shrub
5	Heathland and shrub
6	Urban
7	Urban
8	Urban
9	Urban
10	
11	
12	
13	
14	

lame: Cozenton Plant Nursery Map Reference:

A-1 On-Site Habitat Baseline

/ Show Columns

Condense / Show

ain Menu

Existing area habitats

Habitat Type
Other neutral grassland
Other neutral grassland
Other neutral grassland
Mixed scrub
Mixed scrub
Artificial unvegetated, unsealed surface
Artificial unvegetated, unsealed surface
Developed land; sealed surface
Developed land; sealed surface

Site Area (Excluding area of individual trees, green wa

M² to hectares conversion tool:

Area ha
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

Rows

		Distinctiveness	Condition
Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition
No	0.0034	Medium	Moderate
No	0.0284	Medium	Moderate
No	0.3352	Medium	Moderate
No	0.0341	Medium	Moderate
No	0.1491	Medium	Moderate
No	0.0694	V.Low	N/A - Other
No	0.0573	V.Low	N/A - Other
No	0.0415	V.Low	N/A - Other
No	0.1041	V.Low	N/A - Other
Total habitat area	0.82		
lls, intertidal hard structures)	0.82		

	Select a unit	Hectares	M²

bitat summary
0.52
11.89%
Yes ✓

Strategic significance	Required Action to Meet Trading Rules
Strategic significance	
Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)
Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)
Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)
Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)
Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)
Area/compensation not in local strategy/ no local strategy	Compensation Not Required
Area/compensation not in local strategy/ no local strategy	Compensation Not Required
Area/compensation not in local strategy/ no local strategy	Compensation Not Required
Area/compensation not in local strategy/ no local strategy	Compensation Not Required

Ecological baseline					
Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	
0.03	0	0	0.00	0.00	
0.23	0	0	0.00	0.00	
2.68	0.1504	0	1.20	0.00	
0.27	0.0034	0	0.03	0.00	
1.19	0.0457	0	0.37	0.00	
0.00	0	0	0.00	0.00	
0.00	0	0	0.00	0.00	
0.00	0.0283	0	0.00	0.00	
0.00	0.002	0	0.00	0.00	
4.40	0.23	0.00	1.60	0.00	

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)

Area habitat lost	Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat
0.00	0.03	
0.03	0.23	
0.18	1.48	
0.03	0.25	
0.10	0.83	
0.07	0.00	
0.06	0.00	
0.01	0.00	
0.10	0.00	
0.59	2.81	

0.59

User comments
Relatively species-rich sward that varies in height throughout parcel with tall tussocky sections and shorter sward sections.
As above
As above
Scrub dominated with elder and overgrown bramble with occassional introduced shrubs from relic nursery present.
As above
Sections of the site that used to house polytunnels
As above
Hardstanding and buildings
As above

Comments

Planning authority comments	Habitat reference number

Project

Condense / S

Main

Ref	Broad Habitat
1	Grassland
2	Grassland
3	Heathland and shrub
4	Urban
5	Urban
6	Urban
7	Urban
8	Urban
9	Urban
10	
11	
12	
13	
14	

Name: Cozenton Plant Nursery Map Reference:

A-2 On-Site Habitat Creation

how Columns

Condense / Show Rows

Menu

Proposed habitat
Other neutral grassland
Other neutral grassland
Mixed scrub
Allotments
Allotments
Artificial unvegetated, unsealed surface
Bare ground
Developed land; sealed surface
Developed land; sealed surface
Total habitat area

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)

M² to hectares conversion tool:

Area
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied
Area Check

Area (hectares)	Distinctiveness	Condition
	Distinctiveness	Condition
0.0032	Medium	Moderate
0.1129	Medium	Moderate
0.002	Medium	Moderate
0.0015	Low	Moderate
0.1665	Low	Moderate
0.0183	V.Low	N/A - Other
0.0437	Low	Moderate
0.1404	V.Low	N/A - Other
0.1042	V.Low	N/A - Other
0.59		

0.59

Select a unit	Hectares	M²

habitat summary
0.52
11.89%
Yes ✓
Area Acceptable ✓

Post inter

Strategic significance
Strategic significance
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy
Area/compensation not in local strategy/ no local strategy

vention habitats

Temporal multiplier		Difficulty
Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation
Standard time to target condition applied	5	Low
Standard time to target condition applied	5	Low
Standard time to target condition applied	5	Low
Standard time to target condition applied	1	Low
Standard time to target condition applied	1	Low
Standard time to target condition applied	0	Low
Standard time to target condition applied	3	Low
Standard time to target condition applied	0	Low
Standard time to target condition applied	0	Low

Habitat units delivered	User comments
0.02	
0.76	
0.01	
0.01	
0.64	
0.00	
0.16	
0.00	
0.00	
1.60	

Comments

Planning authority comments	Habitat reference number

Project Nam

I

Condense / Show C

Main Menu

Ref	Broad habitat
1	Grassland
2	Grassland
3	Individual trees
4	Individual trees
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	

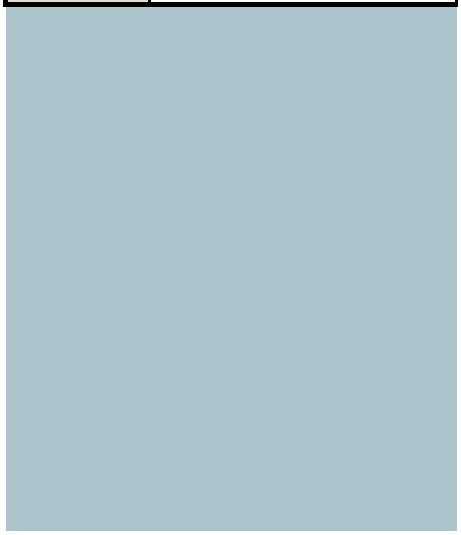
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	

85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	
101	
102	
103	
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
121	
122	
123	
124	
125	
126	
127	
128	
129	
130	
131	
132	
133	
134	
135	
136	
137	

138	
139	
140	
141	
142	
143	
144	
145	
146	
147	
148	
149	
150	
151	
152	
153	
154	
155	
156	
157	
158	
159	
160	
161	
162	
163	
164	
165	
166	
167	
168	
169	
170	
171	
172	
173	
174	
175	
176	
177	
178	
179	
180	
181	
182	
183	
184	
185	
186	
187	
188	
189	
190	

191	
192	
193	
194	
195	
196	
197	
198	
199	
200	
201	
202	
203	
204	
205	
206	
207	
208	
209	
210	
211	
212	
213	
214	
215	
216	
217	
218	
219	
220	
221	
222	
223	
224	
225	
226	
227	
228	
229	
230	
231	
232	
233	
234	
235	
236	
237	
238	
239	
240	
241	
242	
243	

244	
245	
246	
247	
248	



ne: Cozenton Plant Nursery Map Reference:

D-1 Off-Site Habitat Baseline

olumns | Condense / Show Rows

Existing area habitats
Habitat type
Modified grassland
Modified grassland
Urban tree
Urban tree

Site Area (Excluding area of individual trees, green walls

M² to hectares conversion tool:

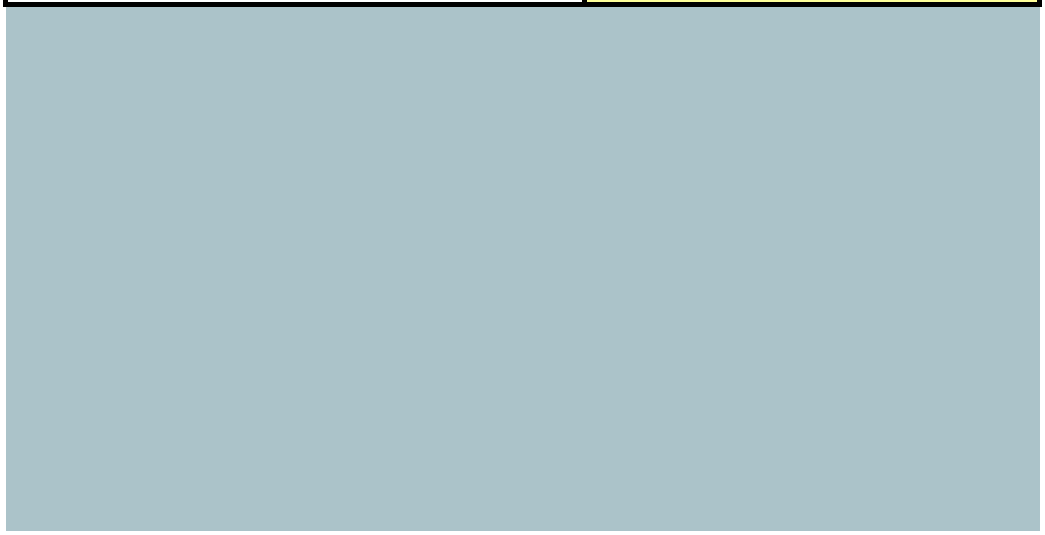
Area h
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

		Distinctiveness	Condition
Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition
No	0.15	Low	Poor
No	0.17	Low	Poor
No	0.0733	Medium	Good
No	0.1466	Medium	Good

Total habitat area	0.54		
, intertidal hard structures)	0.32		
	Select a unit	Hectares	M²

abitat summary
0.52
11.89%
Yes ✓

Strategic significance Strategic significance	Required Action to Meet Trading Rules
Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥
Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥
Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)
Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)



Spatial risk multiplier
Spatial risk category
Compensation inside LPA boundary or NCA of impact site
Compensation inside LPA boundary or NCA of impact site
Compensation inside LPA boundary or NCA of impact site
Compensation inside LPA boundary or NCA of impact site

Ecological baseline						
Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	
0.30		0.15	0.00	0.30	0.00	
0.34		0.17	0.00	0.34	0.00	
0.88	0.0733		0.88	0.00	0.00	
1.76	0.1466		1.76	0.00	0.00	

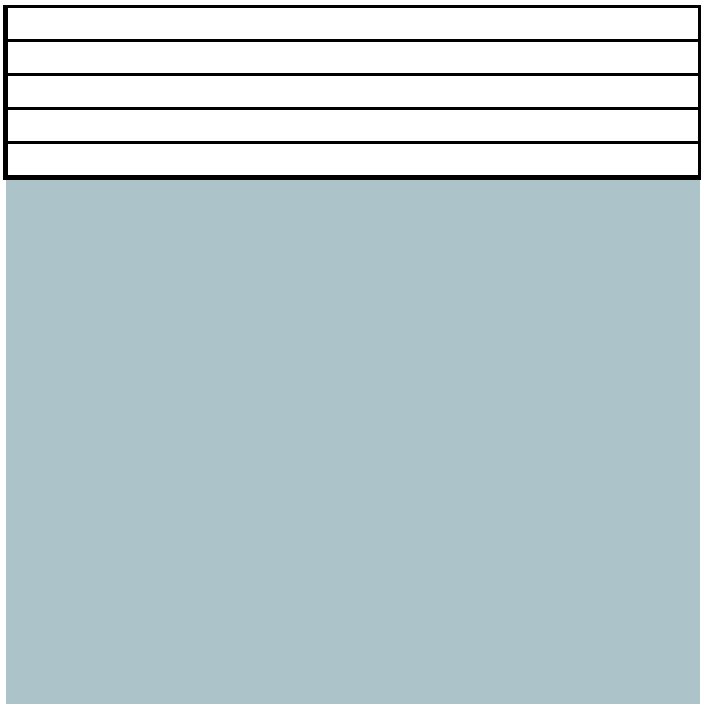
3.28	0.22	0.32	2.64	0.64	0.00

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	0.00

Units lost	Bespoke compensation agreed for losses of VHDH or irreplaceable habitat
0.00	
0.00	
0.00	
0.00	

0.00	

User comments
Very short sward grassland subject to regular mowing, limited species diversity
As above
Scattered trees including silver birch, ash, hornbeam, Norway maple, bird cherry, large-leaved lime, Italian alder, sycamore and rowan.
As above



Comments

Planning authority comments	Habitat reference	Off-site reference
		A
		B
		B
		A

Project Name: Cozenton Plant Nursery Map Reference:

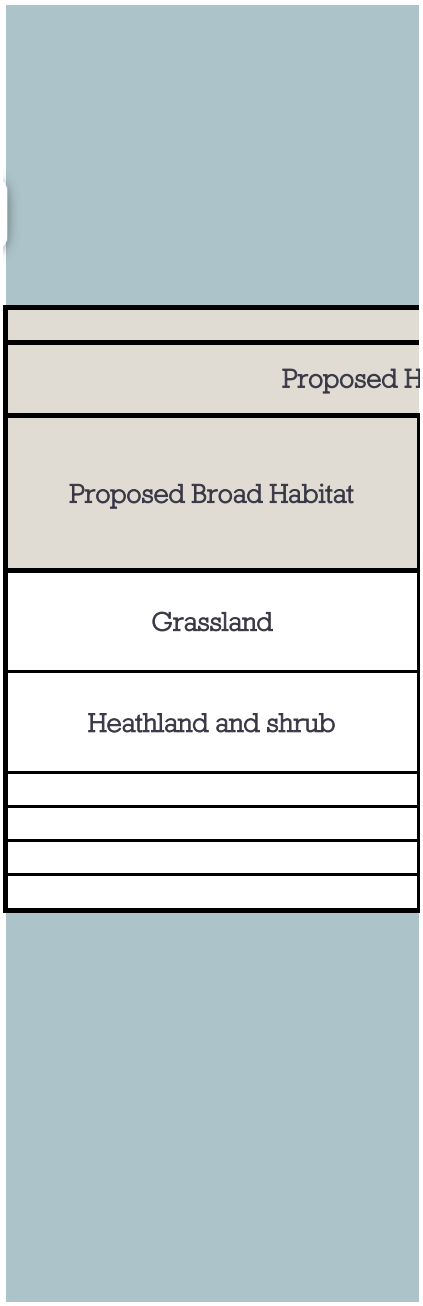
D-3 Off-Site Habitat Enhancment

Condense / Show Columns

Condense / Show Rows

Main Menu

	Baseline habitats
Baseline ref	Baseline habitat
1	Grassland - Modified grassland
2	Grassland - Modified grassland


Proposed H
Proposed Broad Habitat
Grassland
Heathland and shrub

Area habita
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

labitat (Broad habitat pre-populated but can be overridden)
Proposed Habitat
Other neutral grassland
Mixed scrub

at summary
0.52
11.89%
Yes ✓

Change in distinctiveness and condition		Area (hectares)
Distinctiveness change	Condition change	
Low - Medium	Lower Distinctiveness Habitat - Good	0.15
Low - Medium	Lower Distinctiveness Habitat - Moderate	0.17
	Total habitat area	0.32

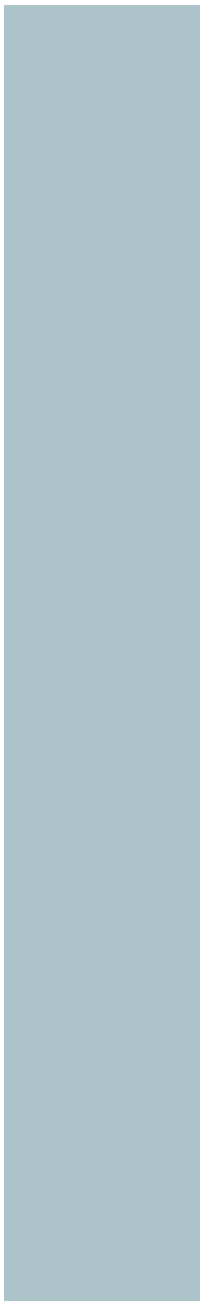
Post intervention habitats		
Distinctiveness	Condition	Strategic significance Strategic significance
Medium	Good	Area/compensation not in local strategy/ no local strategy
Medium	Moderate	Area/compensation not in local strategy/ no local strategy

Temporal multiplier		Difficulty multipliers
Standard or adjusted time to target condition	Final time to target condition (years)	Difficulty
Standard time to target condition applied	15	Low
Standard time to target condition applied	5	Low

Spatial risk multiplier
Spatial risk category
Compensation inside LPA boundary or NCA of impact site
Compensation inside LPA boundary or NCA of impact site

Habitat units delivered	User comments
1.18	
1.19	
2.37	

Comments		
Planning authority comments	Habitat reference	Off-site reference
		A
		B



Project Nam

Condense / Show C

Main Menu

Ref	Hedge number
1	
2	
3	
4	
5	
6	
7	

ne: Cozenton Plant Nursery Map Reference:

B-1 On-Site Hedge Baseline

Columns | Condense / Show Rows

Existing hedgerow habitats	
Habitat type	Length (km)
Line of trees	0.248
Native hedgerow	0.062
	0.31

Hedgerow summary	
Total Net Unit Change	1.08
Total Net % Change	79.45%
Trading Rules Satisfied	Yes ✓

Distinctiveness	Condition	Strategic significance
Distinctiveness	Condition	Strategic significance
Low	Moderate	Area/compensation not in local strategy/ no local strategy
Low	Good	Area/compensation not in local strategy/ no local strategy

Required Action to Meet Trading Rules	Ecological baseline				
	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced
Same distinctiveness band or better	0.99	0	0	0.00	0.00
Same distinctiveness band or better	0.37	0.062	0	0.37	0.00
	1.36	0.06	0.00	0.37	0.00

Length lost	Units lost	User comments
0.25	0.99	
0.00	0.00	
0.25	0.99	

Comments	
Planning authority comments	Habitat reference number

Project Nam

Condense / Show

Main Me

Ref	New hedge number
1	
2	
3	
4	
5	
6	

ne: Cozenton Plant Nursery Map Reference:

B-2 On-Site Hedge Creation

v Columns | Condense / Show Rows

nu

Proposed habitats	
Habitat type	Length (km)
Species-rich native hedgerow with trees	0.247
	0.25

Hedgerow summary	
Total Net Unit Change	1.08
Total Net % Change	79.45%
Trading Rules Satisfied	Yes ✓

Distinctiveness	Condition	Strategic significance
Distinctiveness	Condition	Strategic significance
High	Moderate	Area/compensation not in local strategy/ no local strategy

Temporal multiplier		Difficulty risk multipliers	Hedge units delivered
Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	
Standard time to target condition applied	10	Low	2.08
			2.08

Comments	
User comments	Planning authority comments

Habitat reference number

BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

MEDWAY COUNCIL

COZENTON PLANT NURSERY SITE

REF: 6696-LLB-RP-EC-0001

STATUS: PLANNING

DOCUMENT ISSUED: 10/12/24

Revisions:

P01	29.07.24	PA	Initial issue.
P02	26.09.24	PA	none
P03	10.12.24	VG	Updated

LLOYDBORE LTD
33 ST GEORGE'S PLACE
CANTERBURY, KENT, CT1 1UT
t: 01227 464340

CONTENTS

1. INTRODUCTION 4
Scope of Works 4
Site Information 4
Relevant Planning Policy 4
Objectives of this Biodiversity Net Gain Options Assessment 5
2. METHOD 7
Principles of Biodiversity Net Gain 7
Baseline Conditions 7
Metric Calculation 7
Assessment and Evaluation 10
Limitations 11
Lifespan of this Assessment 11
3. BIODIVERSITY BASELINE CONDITONS 13
On-Site Baseline 13
Off-Site Baseline 14
Post-Development Habitats On Site 14
Summary of Predicted Changes in Biodiversity Units 14
Off-Site Compensation 15
4. CREATION, ENHANCEMENT AND LONG-TERM MANAGEMENT OF HABITATS 16
6. APPENDIX 1: SUMMARY OF RELEVANT LEGISLATION AND NATIONAL PLANNING POLICY 18
7. APPENDIX 2: HABITATS PRIOR TO DEVELOPMENT 20

Author	Charlotte Clements BSc (Hons) ACIEEM
Reviewed by	Victoria Groves BSc (Hons), MSc, ACIEEM
Checked and approved by	Philip Ames BSc (Hons) MCIEEM

EXECUTIVE SUMMARY

S.1 Lloydbore Ltd was instructed to conduct a habitat conditions assessment and Biodiversity Net Gain Feasibility Assessment of land at Cozenton Plant Nursery Site, Cozenton Plant Nursery Site, Bloors Lane, Rainham, Kent ME8 7DJ.

S.2 The Site comprises an old plant nursery, with relic greenhouse structures, hardstanding, other neutral grassland, mixed scrub, a native hedgerow and standalone trees and is bounded by a line of conifers. The Site's immediate surrounds comprise residential housing to the north and west and Cozenten Park to the south and east.

S.3 Development proposals for the Site include the re-use of existing greenhouse structures, construction of new greenhouse facilities, a small plant nursery and a number of allotments for local use.

S.4 The baseline value of the Site is 5.42 area habitat units and 1.36 hedgerow units. The Site does not currently support any watercourse units.

S.5 The post-development value of the Site is predicted to be 4.02 area habitat units and 2.00 hedgerow units.

S.6 As a result of the proposed development, there will be a loss of medium distinctiveness habitats (other neutral grassland and mixed scrub) in order to accommodate the allotment patches and plant nursery. This comprises a loss of approximately 0.227ha of other neutral grassland (1.80 habitat units) and approximately 0.136ha of mixed scrub (1.12 habitat units).

S.7 In addition, the line of trees that is currently present along the western, southern and eastern boundaries of the Site will be removed, largely due to health and safety reasons. This will be replaced with a native hedgerow.

S.8 Therefore, off-site habitats have been included within the assessment to ensure an overall positive net gain for biodiversity. The off-site habitats are comprised of two separate areas outside of the project red-line boundary, within the adjacent park, that are situated less than 30m to the east and south of the proposed development.

S.9 The off-site habitats currently comprise a mix of poor quality modified grassland and scattered trees. The baseline value of the off-site areas is as follows:

- Area A (immediately adjacent to the proposed development along the southern boundary) comprises 0.15ha of 'poor' quality modified grassland (0.30 area habitat units) and 0.146ha of 'good' condition individual trees (1.76 area habitat units).
- Area B (approximately 20m off the western boundary of the proposed development) comprises 0.17ha of 'poor' quality modified grassland (0.34 area habitat units) and 0.0733ha of 'good' condition individual trees (0.88 area habitat units).

S.10 The off-site proposals comprise a change of habitat in Area A from 'poor' quality modified grassland to a 'good' condition mixed scrub alongside enhancing the currently 'poor' condition modified grassland in Area B into 'good' quality other neutral grassland. The existing trees in both off-site areas will be retained.

S.11 This will result in an overall positive net gain of 12.33% for area habitats and 46.78% for linear habitats.

1. INTRODUCTION

SCOPE OF WORKS

1.1 Lloydbore Ltd was instructed to conduct a Habitat Conditions Assessment and Biodiversity Net Gain Feasibility Assessment of land at Cozenton Plant Nursery Site, Cozenton Plant Nursery Site, Bloors Lane, Rainham, Kent ME8 7DJ (approximate centre: TQ 81172 66476), hereafter referred to as 'the Site'.

1.2 This BNG Feasibility Assessment has been produced in accordance with the Defra Statutory Biodiversity Metric guidance produced by Natural England (Defra, 2024a) and the BNG *Good Practice Principles* produced by Chartered Institute Ecology and Environmental Management ('CIEEM'), Construction Industry Research and Information Association ('CIRIA') and Institute of Environmental Management and Assessment ('IEMA') (CIEEM, CIRIA & IEMA, 2019).

1.3 This assessment informs the project team of the overall initial biodiversity unit loss associated with delivery of the proposed development and quantifies the predicted net changes in biodiversity units that will be achieved through the proposed habitat creation and enhancement measures, in order to deliver a 10% biodiversity net gain overall for the proposed development.

1.4 The scope of works did not include any additional protected species surveys, associated reports, or production of mitigation documents.

SITE INFORMATION

1.5 The Site is located on the edges of Cozenton Park. The Site is bounded by residential buildings and associated infrastructure to the north and west and Cozenton Park to the south and east.

1.6 The Site comprises an old plant nursery, with relic greenhouse structures, hardstanding, other neutral grassland, mixed scrub, a native hedgerow and standalone trees and is bounded by a line of conifers. Development Proposals

1.7 The proposed development comprises the re-use of existing greenhouse structures, construction of new greenhouse facilities, a small plant nursery and a number of allotments for local use.

RELEVANT PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

1.8 Paragraph 180(d) of the National Planning Policy Framework ('NPPF') (Department for Levelling Up, Housing and Communities, 2023) states that: -

'Planning policies and decisions should contribute to and enhance the natural and local environment by… minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

1.9 Paragraph 186(d) of the NPPF states that: -

'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

BIODIVERSITY GAIN REGULATIONS

1.10 As of 2nd April 2024, every grant of planning permission for the development of land in England (with the current exception of Nationally Significant Infrastructure Projects and the permanent

exception of some very small-scale developments) is deemed to have been granted subject to a new general condition under Schedule 7a of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

1.11 A Biodiversity Net Gain (BNG) Feasibility Assessment report is required to be submitted to the local planning authority at the application submission stage. This report outlines the baseline habitats present at a site as well as the outcome on biodiversity as a result of the proposed development. If necessary, the Feasibility Assessment report will also outline any compensation measures where a net gain for biodiversity is not achievable on Site. As a minimum, all relevant habitat condition assessments as well as the results of the Biodiversity Metric calculation have to be included within a BNG Feasibility Assessment report.

1.12 The condition under Schedule 7a of the Town and Country Planning Act requires a Biodiversity Gain Plan (BGP), with certain specified content, to be submitted to and approved by the local planning authority post planning consent but before development can lawfully commence. The BGP should contain an assessment of the value of existing natural habitats on a site before development and of proposed habitats after development. The BGP should also ensure that the biodiversity value attributable to the development exceeds the pre-development biodiversity value of habitat, on the land to which the planning permission relates, by at least 10%, or by a relevant percentage or unit target as determined by the Secretary of State or the local planning authority.

LOCAL POLICY

1.13 The Site falls within the Medway Local Planning Area. The current local plan (adopted in May 2003) has the following relevant objectives which underline the policies:

- *'to promote environmental sustainability'*
- *'to ensure that development takes into account its environmental consequences, being suitably located and well designed, respecting environmental assets and taking the opportunity to enhance current environmental outcomes.'*

1.14 Policy BNE37: Wildlife Habitats states:

> *'Development that would cause a loss, directly or indirectly, or important wildlife habitats or features not protected by policies BNE35 and BNE36 will not be permitted unless:*
>
> - *There is an overriding need for the development that outweighs the importance of these wildlife resources; and*
> - *No reasonable alternative site is (or is likely to be) available if ancient woodland, inter-tidal habitats and calcareous (chalk) grassland would be lost; and*
> - *The development is designed to minimise the loss involved; and*
> - *Appropriate compensatory measures are provided.'*

1.15 Policy BNE38: Wildlife Corridors and Stepping Stones states:

> *'Development should, wherever practical, make provision for wild life habitats, as part of a network of wildlife corridors or stepping stones.'*

OBJECTIVES OF THIS BIODIVERSITY NET GAIN OPTIONS ASSESSMENT

1.16 The objectives of this strategy and report are to:

- Review the existing habitats present on-site, including an assessment of their condition, ecological connectivity and strategic significance.

- Determine and quantify the Site's ecological baseline in the form of total biodiversity units and units retained or lost in accordance with DEFRA's Statutory Biodiversity Metric calculation tool.
- Assess potential effects of each development option on existing habitats and credits needed to reach 10% in each instance and provide an indication of how feasible this target is onsite.
- Recommendations for maximising biodiversity on the Site in line with local, county and national conservation priorities and objectives appropriate for the Site.
- Identify suitable on-site habitat creation scheme(s) that are appropriate for delivering relevant biodiversity units to offset losses and provide a minimum 10% net gain in biodiversity units overall; determining what is achievable for each development option.

2. METHOD

PRINCIPLES OF BIODIVERSITY NET GAIN

2.1 Biodiversity Net Gain is a process which works in line with local and district biodiversity strategies and priorities to ensure that developments provide an overall enhancement in biodiversity; firstly, through employing the mitigation hierarchy during project design to avoid and minimise biodiversity loss in the first instance, and where habitat loss is unavoidable ensuring suitable enhancement is delivered through an off-site compensation scheme.

2.2 Biodiversity Net Gain uses set parameters to assess the level of habitat loss, creation, and enhancement within a development site. These parameters include habitat size, condition, distinctiveness, connectivity, and strategic significance and are used to quantify habitat loss into biodiversity units using DEFRA's Statutory Biodiversity Metric calculation tool (DEFRA, 2024a).

2.3 Enhancement measures can include the provision of new habitats, provision of new habitat features and the improved management of existing habitats which will result in a net benefit to biodiversity, over and above the measures required to mitigate and compensate for the impacts of a proposed development.

2.4 In line with the 2023 NPPF, opportunities to increase the ecological importance of the proposed development for Species of Principal Importance and deliver a biodiversity net gain have been maximised.

BASELINE CONDITIONS

2.5 Baseline conditions for on-site habitats were determined during a site visit undertaken on Tuesday 11th June 2024 by Charlotte Clements BSc (Hons). A second site visit to characterise the off-site habitats was undertaken by Charlotte on Friday 13th September 2024.

2.6 Charlotte is an Associate Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has 10 years' experience of habitat survey and ecological appraisal.

2.7 The survey visits were undertaken to identify and map habitats using the UK Habitat Classification system (UKHab Ltd, 2023) and assess the condition of those habitats for biodiversity using Defra's Statutory Biodiversity Metric Condition Assessment sheets (Defra, 2024b).

METRIC CALCULATION

2.8 Defra's Statutory Biodiversity Metric Calculation Tool was used to calculate the existing baseline biodiversity units present on-site. This tool quantifies each habitat type into biodiversity 'units' based on a number of factors including habitat distinctiveness, area, condition, and strategic significance. Further details on each of these factors is provided below.

2.9 The ecologist completing the assessment selects the habitat type, area, condition, and strategic significance, informed by the habitat survey and condition assessment survey and application of professional knowledge and judgement.

2.10 The Metric sheet then uses a range of multipliers to automatically attribute distinctiveness scores, required actions to meet trading rules, the number of baseline biodiversity units present, the predicted net change in biodiversity units that would arise through the proposed retention, loss, enhancement and / or creation of habitats on Site, and the temporal risk associated with those proposed measures.

DISTINCTIVENESS

2.11 Each UK Habitat category is automatically assigned a distinctiveness score by the metric tool, which is based on rarity, proportion of habitat type protected within SSSIs (the less protected the higher the distinctiveness), UK Priority Habitat Status and the European Red List Categories.

Table 1 Distinctiveness Categories (Defra, 2024a)

Category	Score	Example of habitat type	Hedgerows
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, e.g. blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Endangered or critical European red list habitats.	Native species rich hedgerow with trees - with bank or ditch.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action, e.g. lowland fens. Remaining priority habitats not in very high distinctiveness band & other red list habitats.	Native species rich hedgerow with trees; Native species rich hedgerow - with bank or ditch; or Native hedgerow with trees - with bank or ditch.
Medium	4	Semi-natural habitats not classed as priority habitats but with significant wildlife benefit, e.g. mixed scrub. Arable field margins (Priority habitat) only.	Native species rich hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Line of trees (ecologically valuable); or Line of trees (ecologically valuable) - with bank or ditch.
Low	2	Habitat of low biodiversity value e.g. temporary grass and clover ley. Agricultural and urban land use of lower biodiversity value.	Native hedgerow; Line of trees; or Line of trees - with bank or ditch.
Very Low	0	Little or no biodiversity value e.g. hard standing or sealed surface.	Any hedgerow containing 20% or more canopy cover of a non-native species

CONDITION

2.12 The condition of each habitat type is assessed against specific criteria listed within the guidance documents. These requirements are specific to each habitat type and relate to physical characteristics, structural attributes, typical species present and positive and negative indicators, such as the presence of invasive species.

2.13 The condition assessment uses agreed standards and methodology tailored to each habitat type, which is similar to that used for Common Standards Monitoring of designated sites, and supersede the previously used Farm Environment Plan methodology, which can be difficult to apply for non-agricultural schemes.

2.14 A condition assessment is not required for certain habitat types (e.g., certain cropland and urban habitats), and some habitat types have a fixed condition score (e.g., bramble scrub).

2.15 The condition categories are 'good', 'fairly good', 'moderate', 'fairly poor', 'poor' and 'N/A'. Each of these condition categories apply a score multiplier between three for 'good'; and one for 'poor' with

N/A scoring one or zero depending on the habitat to which it is applied. Some habitats can only reach a 'good' condition on the basis that key criteria are met.

2.16 'Fairly good' and 'fairly poor' are intermediate categories for Site-specific features of condition not captured in the standard condition assessment. They should not normally be used, should only be applied through application of professional judgement, and sound ecological evidence must be provided to justify the use of these categories.

STRATEGIC SIGNIFICANCE

2.17 Strategic significance is considered separately for each individual habitat type. Only habitat specified in some form of strategy, map or plan for that area should be identified. If a strategy, map, or plan identifies an area as ecologically significant without specifying particular habitats, all habitats occurring within that area are identified as 'formally identified in a local strategy'.

2.18 Strategic significance relates to the spatial location of a habitat parcel and is measured at a landscape scale, taking into consideration local plans for green infrastructure and biodiversity, national character areas and national objectives. This category gives value to habitats that are situated within optimal locations which could enable biodiversity objectives to be met and gives additional biodiversity unit value to habitats that have been identified as habitats of strategic importance to that local area.

2.19 For the purposes of this strategy; a search of published local strategies and objectives has been undertaken to identify any local priorities for targeting biodiversity and nature improvement, such as local nature recovery strategies, local biodiversity plans, national character areas objectives, local planning authority local ecological networks, shoreline management plans, estuary strategies and green infrastructure strategies.

2.20 Table 2 shows the multiplier scores that apply across all pre and post-intervention and on and off-site calculations.

Table 2 Strategic significance categories (Defra, 2024a)

Category	Definition	Multiplier
High strategic significance	High potential – area / action formally identified within a local plan, strategy or policy	1.15
Medium strategic significance	Good potential - location ecologically desirable but area / action not identified in local plan, strategy or policy.	1.1
Low strategic significance	Low potential – area / action not identified in any local plan, strategy or policy; or No local strategy in place.	1

TEMPORAL AND DIFFICULTY RISK

2.21 Temporal and difficulty multipliers are applied to the biodiversity unit calculation in the case of habitat creation or enhancement in order to take into account the time it will likely take to achieve the target condition and how difficult it will be to achieve the desired result. This gives some weighting to the level of uncertainty that these factors create.

2.22 There can be a negative impact on biodiversity for a period of time whilst newly created or enhanced habitat is establishing to its required level of maturity. The temporal risk accounts for this time lag.

2.23 Where habitat creation is delayed significantly beyond the point at which the baseline losses occur, the number of years delay in starting habitat creation will be added to the temporal risk.

2.24 The metric also considers how difficult it is to create or enhance different habitat types based on a number of ecological factors and applies a multiplier to account for the uncertainty of achieving the target state.

SPATIAL RISK

2.25 Spatial risk reflects the relationship between the locations where a biodiversity loss is occurring and where the off-site habitat is being delivered. This risk factor is only applied to the off-site post-intervention calculations.

2.26 Compensatory habitat created a greater distance from the site of habitat loss will deplete a local area of natural habitat, risking reduced habitat connectivity and limiting available food sources for a variety of wildlife. Distant habitat creation is therefore attributed a higher level of spatial risk. Habitat created closer to the site of loss is attributed a lower level of spatial risk.

Table 3 Spatial risk categories and multipliers (Defra, 2024a)

Multiplier	Area habitats	Rivers and stream habitats
1.0	Compensation inside Local Planning Authority (LPA) or National Character Area (NCA) of impact site.	Within waterbody catchment.
0.75	Compensation outside LPA or NCA of impact site but in neighbouring LPA or NCA.	Outside waterbody catchment, but within operational catchment.
0.5	Compensation outside LPA or NCA of impact site and beyond neighbouring LPA or NCA.	Outside operational catchment.

ASSESSMENT AND EVALUATION

2.27 The assessment approach used within this report has been informed by guidelines provided within British Standards Institute ('BSI') standards *BS 42020:2013: Biodiversity: Code of practice for planning and development* (BSI, 2013) and *BS 8683:2021 Process for designing and implementing Biodiversity Net Gain* (BSI, 2021).

2.28 Section 5.5 of BS *42020:2013* states that: -

- *"The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development."*

2.29 Section 5.2 of BS *8683:2021,* "Assess the feasibility of BNG", states that: -

- *"A competent person shall gather ecological and associated social and environmental information on the project's biodiversity baseline using methods such as desk-based studies or, if available, Preliminary Ecological Appraisal (PEA) reports... Using the information, a qualitative and quantitative assessment of the project's biodiversity baseline shall be produced, with records made of limitations and assumptions… All components of the BNG feasibility assessment shall be reported, including:*
  - *1) the estimated project's biodiversity baseline;*
  - *2) the risks and opportunities of achieving BNG; and*
  - *3) limitations and assumptions."*

2.30 The Site assessment was undertaken in broad accordance with Defra's Statutory Biodiversity Metric User Guide (Defra, 2024a) and the UK Habitat Classification Version 2.0 (UKHab Ltd, 2023).

THE ECOLOGICAL MITIGATION HIERARCHY

2.31 The ecological mitigation hierarchy comprises a staged process that starts with the avoidance of ecological impacts. The mitigation hierarchy be summarised as follows: -

- **Step 1: Avoidance:** Significant ecological impacts should be avoided in the first instance - through prioritising the development of sites of low ecological importance and/or through careful design work at the Site level;
- **Step 2: Mitigation:** Where significant ecological impacts cannot be totally avoided, measures should be introduced to reduce the significance of these predicted impacts; and
- **Step 3: Compensation:** Where significant ecological impacts cannot be avoided or adequately mitigated, as a last resort, compensatory habitats should be delivered.

THE BIODIVERSITY GAIN HIERARCHY

2.32 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions: -

- First, in relation to on-site habitats which have a medium, high, and very high distinctiveness, steps one and two (avoidance and mitigation) of the ecological mitigation hierarchy should be applied; and
- Then, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing on-site habitats, creation of new on-site habitats, allocation of registered off-site gains, and finally the purchase of biodiversity credits.

LIMITATIONS

2.33 The list of invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats. Although the survey scope included a search for invasive non-native species, there may be invasive plant species present which were not recorded during the survey due to dense vegetation or growth form for example, but it is considered that this assessment is sufficient to identify any significant populations of invasive plants that would impact condition of on-site habitats.

2.34 The above limitation is not assessed as likely to significantly affect the habitat condition scores recorded during the condition assessment survey upon which the Metric calculations used within this report are based. Therefore, the conclusions drawn within this assessment are assessed as being robust.

LIFESPAN OF THIS ASSESSMENT

2.35 The structure, extent, arrangement, composition and/or management of habitats, and the suitability of habitats for legally protected species and/or Species of Principal Importance, can change over time. Therefore, the ecological importance of a site and the potential ecological impacts of a proposed development can also change over time. In addition, ecology-related legislation, standing advice, best practice, policy and/or guidance may change over time.

2.36 For these reasons, if the commencement of site works is delayed beyond one year from the date of issue of this report, an update site walkover should be undertaken by a suitably experienced ecologist. Following the update walkover, the ecologist will need to determine whether there have

been any material changes to the ecological baseline, the potential impacts of the proposed development and/or the ecology-related legal risks associated with the proposed development.

2.37 If there have been any material changes to the ecological baseline, or any material changes to relevant ecology-related legislation, standing advice, best practice and/or guidance, a suitably experienced ecologist will review whether an updated BNG Strategy is required.

3. BIODIVERSITY BASELINE CONDITONS

ON-SITE BASELINE

3.1 The existing habitats on-site are shown on the *Habitats Prior to Development Plan* in Appendix 2. The condition assessment sheets are provided in Appendix 6.

AREA HABITATS

3.2 The on-site baseline habitats comprise hardstanding, other neutral grassland, mixed scrub and artificial unvegetated surfaces. The biodiversity unit value of existing on-site area habitats is shown in Table 4, below.

3.3 The on-site total area habitat unit value is 5.42 units.

Table 4 Baseline habitats and biodiversity units pre-development

Habitats and areas			Suggested action to address habitat losses	Total Ecological baseline units
Habitat Reference	**Habitat type**	**Area (ha)**		
A	Other neutral grassland	0.392	Same broad habitat type or habitat of higher distinctiveness	3.14
C	Mixed scrub	0.1577	Same broad habitat type or habitat of higher distinctiveness	1.26
B	Developed land; sealed surface (building)	0.145	Compensation not required	0
D	Artificial unvegetated, unsealed surface	0.126	Compensation not required	0
N/A	Rural tree	0.0855	Same broad habitat type or habitat of higher distinctiveness	1.03

HEDGEROW UNITS

3.4 The Site currently supports a single native hedgerow and a line of trees that bounds the Site to the north, south and east respectively. The biodiversity unit value of existing hedgerow habitats is shown in Table 5 below.

3.5 The total hedgerow unit value of the Site is 1.36 hedgerow units.

Table 5 Baseline hedgerow habitats and biodiversity units pre-development

Habitats and areas			Suggested action to address habitat losses	Total Ecological baseline units
Habitat Reference	**Habitat type**	**Length (km)**		
H1	Native hedgerow	0.061	Same broad habitat type or habitat of higher distinctiveness	0.37
LT1	Line of trees	0.248	Same broad habitat type or habitat of higher distinctiveness	0.99

RIVER UNITS

3.6 The Site does not currently support any river habitat units.

OFF-SITE BASELINE

3.7 The existing habitats off-site are shown on the *Habitats Prior to Development Plan* in Appendix 2 and the condition assessment sheets are provided in Appendix 6. There are two discrete locations that make up the off-site area; Area A (immediately adjacent along the southern boundary of the Site) and Area B (adjacent to the eastern boundary of the Site).

AREA HABITATS

3.8 The off-site habitats comprise areas of modified grassland and scattered trees that will be retained ranging from small (13 No), medium (8 No.) and large (1 No). The biodiversity unit value of existing off-site habitats is shown in Table 6 below.

Table 6 Off-site habitats and biodiversity units pre-development

Habitats and areas			Suggested action to address habitat losses	Total Ecological baseline units
Habitat Reference	**Habitat type**	**Area (ha)**		
A	Modified grassland	0.15	Same distinctiveness or better habitat required	0.30
A	Individual trees	0.1466	Same broad habitat type or habitat of higher distinctiveness	1.76
B	Modified grassland	0.17	Same distinctiveness or better habitat required	0.34
B	Individual trees	0.0733	Same broad habitat type or habitat of higher distinctiveness	0.88

HEDGEROW UNITS

3.9 The off-site areas do not currently support any hedgerow habitat units.

RIVER UNITS

3.10 The off-site areas do not currently support any river habitat units.

POST-DEVELOPMENT HABITATS ON SITE

3.11 The post-development habitats on-site will comprise some areas of retained other neutral grassland, mixed scrub as well as larger areas of hardstanding to accommodate the greenhouse structures alongside a large area set aside for individual allotments and bare ground to house a plant nursery. There will be a loss of one individual tree, required to accommodate hardstanding associated with updating the polytunnels. These habitats are shown on the *Post-Development Habitats Plan* in Appendix 4.

3.12 The existing hedgerow on Site (H1) will be retained, whilst the line of trees currently present will be removed (for safety reasons) and replaced with a native hedgerow.

3.13 The total area habitat value of the Site post development will be 3.19 area habitat units and 2.45 hedgerow units.

SUMMARY OF PREDICTED CHANGES IN BIODIVERSITY UNITS

3.14 The development proposals will result in the following habitats and habitat units to be lost:

- Other neutral grassland - approximately 0.227ha (1.80 area habitat units);
- Mixed scrub - approximately 0.1ha (1.12 area habitat units);

- Developed land; sealed surface (buildings) - approximately 0.117ha (0 area habitat units);
- Artificial unvegetated, unsealed surface - approximately 0.126ha (0 area habitat units);
- Line of trees - approximately 0.247km (1.0 linear habitat units).

3.15 Due to the limited scope for retaining existing habitats within the proposed design, off-site compensatory habitat has been included, as outlined below.

OFF-SITE COMPENSATION

3.16 Off-site compensatory habitat was identified and surveyed and subject to a condition assessment to determine their biodiversity value.

3.17 The off-site areas comprise a mix of 'poor' quality modified grassland and 'good' condition scattered trees as shown on the *Habitats Prior to Development Plan* in Appendix 2.

- Area A: short sward grassland and scattered trees (0.15ha); and
- Area B: short sward grassland and scattered trees (0.17ha).

3.18 The plans for the off-site habitat include the following, which are shown on the *Post-Development Habitat Plan* in Appendix 4.

- Area A: change in habitat type from modified grassland to 'good' condition mixed scrub and retention of existing individual trees; and
- Area B: enhancement of 'poor' condition modified grassland to 'good' condition other neutral grassland as well as retention of existing individual trees.

3.19 As a result of the inclusion of off-site habitat enhancement and creation, the proposed development will result in an off-site positive gain of 2.07 habitat units, which translates into a 63.24% positive net gain.

3.20 In combination with the on-site habitat changes, this concludes in an overall positive value for net gain for the proposed development of +12.33% (0.67 habitat units) as well as a positive change of 46.78% (0.64 hedgerow units).

4. CREATION, ENHANCEMENT AND LONG-TERM MANAGEMENT OF HABITATS

4.1 To achieve the requirements set out within the landscape design and BNG, the proposed habitats would need to be managed so that they reach and maintain specified target conditions.

4.2 This will require the application of management practices which will need to be outlined within a simple Habitat Management and Monitoring Plan ('HMMP'). The HMMP can only be produced once the scheme layout and landscape design are frozen and full planting details are available. This also requires a long-term commitment, secured through a planning condition, to the management of the habitats created on and off site for a minimum of 30 years. The HMMP will include the following:

- Description and evaluation of features to be managed;
- Details, methodologies and timings for habitat enhancement and creation measures;
- Ecological trends and constraints on-site and off-site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;
- Details of the body or organisation responsible for the implementation of the management plan (this would be the applicant, site owner or their successor in title; and
- Ongoing monitoring and remedial measures.

4.3 Under Schedule 7a of the Town and Country Planning Act 1990, all granted planning permission includes the pre-commencement 'biodiversity gain condition'. To satisfy this condition, a detailed Biodiversity Gain Plan will need to be produced and submitted to the local planning authority once the application has been approved.

4.4 The Biodiversity Gain Plan will set out how the biodiversity gain objective of at least 10% net gain will be met for the development. The plan must be submitted in writing, no earlier than the day after planning permission has been granted.

4.5 Supporting documentation required to be submitted alongside the Biodiversity Gain Plan includes the HMMP providing full detail of habitat creation, enhancement and management, the baseline habitat condition assessment information provided within this Feasibility Assessment report, and the completed BNG metric calculations for the baseline and post-development Site and off-site areas.

5. REFERENCES

British Standards Institute (2013). *BS 42020: 2013 Biodiversity - Code of practice for planning and development.*

Chartered Institute of Ecology and Environmental Management (CIEEM) (2017a). *Guidelines for Ecological Report Writing*. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM, Construction Industry Research and Information Association (CIRIA), Institute of Environmental Management and Assessment (IEMA) (2019). *Biodiversity Net Gain: Good practice principles for development: A practical guide.* CIRIA, London.

Construction Industry Research and Information Association (CIRIA) (2011). *Working with wildlife: guidance for the construction industry*. CIRIA, London.

Construction Industry Research and Information Association (CIRIA) (2019). *Biodiversity net gain. Good practice principles for development: Case studies*. CIRIA, London.

Department for Environment, Food and Rural Affairs (Defra) (2024). *The Statutory Biodiversity Metric User Guide. February 2024.* Defra, London.

Department for Levelling Up, Housing and Communities (2023). *National Planning Policy Framework. December 2023.* Department for Levelling Up, Housing and Communities, London.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. Available at: https://www.ukhab.org

6. APPENDIX 1: SUMMARY OF RELEVANT LEGISLATION AND NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK ('NPPF')

6.1 In addition to primary legislation, the government published an update to the National Planning Policy Framework on 19th December 2023. Within the NPPF, Chapter 15 is headed *Conserving and enhancing the natural environment* (Paragraphs 180 to 188).

6.2 Of relevance are the following statements: -

'Planning policies and decisions should contribute to and enhance the natural and local environment by… minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (Paragraph 180d).

6.3 Paragraph 181 states that: -

'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

6.4 To protect and enhance biodiversity and geodiversity, plans should: -

'Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including: the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation (Paragraph 185a)*; and*

'promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.' (Paragraph 185b).

6.5 When determining planning applications, local planning authorities should apply the following principles (Paragraph 186): -

'a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be

integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

6.6 In addition to the above, Paragraph 187 confirms that the following should be afforded the same protection as sites that are included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) (Special Areas of Conservation, Sites of Community Importance, Special Protection Areas, and any relevant Marine Sites (which are collectively referred to as 'habitats sites' in the NPPF)): -

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.'

6.7 Paragraph 188 states that: -

'The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.'

6.8 This statement applies to the assessment of effects in relation to all confirmed, possible, potential and/or proposed designated sites of international importance, as identified in the *Statutory Designated Sites* section of this Appendix (above).

ENVIRONMENT ACT 2021, AND THE TOWN AND COUNTRY PLANNING ACT 1990

6.9 The Environment Act 2021 introduced a requirement for new developments to deliver a measurable 10% net gain in biodiversity, normally measured in 'biodiversity units' under /Natural England methodology. This legal duty came into force for most development projects from 12th February 2024 and for small sites from 2nd April 2024, under Schedule 7a of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The duty is due to come into force for Nationally Significant Infrastructure Projects at a later date within 2025.

6.10 Schedule 7a intends to encourage developers to avoid the most important existing habitat and focus habitat creation and enhancement where it will be most ecologically appropriate in helping to halt and reverse biodiversity decline.

6.11 Schedule 7a also: introduces a new system of strategic Local Nature Recovery Strategies; places a new general duty on public bodies to conserve and enhance biodiversity; introduces Conservation Covenants as a new alternative mechanism to Section 106 Agreements for securing off-site habitat provision and other conservation measures that deliver public good; and introduces a framework for Natural England to develop Protected Site and Species Conservation Strategies.

6.12 The following statutory instruments, published in February 2024, provide further detail of legal duties in relation to biodiversity net gain: *The Biodiversity Gain Site Register Regulations 2024; The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024; The Biodiversity Gain Requirements (Exemptions) Regulations 2024; The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024; The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024;* and *The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) Regulations 2024.*

7. APPENDIX 2: HABITATS PRIOR TO DEVELOPMENT

[SEE OVERLEAF]

Legend:

On-Site:

g3c - Other neutral grassland
Total area approx: 0.3920 ha.
A: 0.3920 ha.

h3h - Mixed scrub
Total area approx: 0.1577 ha.
C: 0.1577 ha.

u1b5 - Buildings
Total area approx: 0.1457 ha.
B01: 0.0018 ha.
B02: 0.0047 ha.
B03: 0.0013 ha.
B04: 0.0038 ha.
B05: 0.0070 ha.
B06: 0.0047 ha.
B07: 0798 ha.
B08: 0095 ha.
B09: 0111 ha.
B10: 0132 ha.
B11: 0088 ha.

u1c - Artificial unvegetated, unsealed surface
Total area approx: 0.1267 ha.
D: 0.1267 ha.

h2a - Native hedgerow
Total length approx: 62 m.
H01: 62 m.

w.33 - Line of Trees
Total length approx: 248 m.
LT01: 248 m.

Existing Rural Good Tree
Total no: 4
Small: 2
Large: 2

Existing Urban Good Tree
Total no: 1
Small: 1

Red line boundary
Total area approx: 0.8221 ha.

Off-Site:

g4 - Modified grassland
Total area approx: 0.3208 ha.

Existing Rural Good Tree
Total no: 20
Small: 12
Medium: 7
Large: 1

Existing Urban Good Tree
Total no: 2
Small: 1
Medium: 1

Off-site compensation area
Total area approx: 0.3208 ha.

Note:
Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to the variable nature of seasonal vegetation.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/]. © OpenStreetMap

0 7.5 15 m
1:750

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev.	rev. date	auth.	rev. note
P01	30/07/27	PA	Initial Issue.
P02	10/12/24	CC	Minor amendments to baseline survey information.

client. **Medway Council**
project. **Cozenton Plant Nursery Site**
Bloors Lane, Rainham
Kent, ME8 7DJ

drawing no. **6696-LLB-XX-XX-DR-Ec-0002** rev. **P01**
drawing title. **Habitat Prior to Development Plan**
UK Habitat Classification suit. **S4**

rev date. **10/12/24**
scale. **1:750**
sheet. **A3**
drawn. **DM**
checked. **CC**

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk

8. APPENDIX 3: HABITAT IMPACT PLAN

[SEE OVERLEAF]

Legend:

Off-Site:

Existing habitat to be enhanced:
Total area approx: 0.3128 ha.

g4 - Modified grassland
Total area approx: 0.3208 ha.

Existing Rural Good Tree Retained:
Total no: 20
Small: 12
Medium: 7
Large: 1

Existing Urban Good Tree Retained
Total no: 2
Small: 1
Medium: 1

Off-site compensation area
Total area approx: 0.3208 ha.

Legend:

On-Site:

Existing habitat to be retained

g3c - Other neutral grassland
Total area approx: 0.1673 ha.
A: 0.1673 ha.

h3h - Mixed scrub
Total area approx: 0.0182 ha.
C: 0.0182 ha.

u1b5 - Buildings
Total area approx: 0.0287 ha.
B04: 0.0038 ha. B06: 0.0047 ha.
B05: 0.0070 ha. B10: 0.0132 ha.

Habitat loss through development:
Total area approx: 0.6079 ha.

g3c - Other neutral grassland
Total area approx: 0.2247 ha.
A: 0.2247 ha.

h3h - Mixed scrub
Total area approx: 0.1395 ha.
C: 0.1395 ha.

u1b5 - Buildings
Total area approx: 0.1170 ha.
B01: 0.0018 ha. B08: 0.0095 ha.
B02: 0.0047 ha. B09: 0.0111 ha.
B03: 0.0013 ha. B11: 0.0088 ha.
B07: 0.0798 ha.

u1c - Artificial unvegetated, unsealed surface
Total area approx: 0.1267 ha.
D: 0.1267 ha.

Existing hegderow to be retained:
Total length approx: 62 m.

h2a - Native hedgerow
Total length approx: 62 m.
H01: 62 m.

Existing hedgerow loss through development
Total length approx: 248 m.

w.33 - Line of Trees
Total length approx: 248 m.
LT01: 248 m.

Existing Rural Good Tree Retained:
Total no: 4
Small: 2
Large: 2

Existing Urban Good Tree Loss:
Total no: 1
Small: 1

Red line boundary
Total area approx: 0.8221 ha.

Note:
Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to the variable nature of seasonal vegetation.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/]. © OpenStreetMap

0 7.5 15 m
1:750

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev.	rev. date	auth.	rev. note
P01	30/07/27	PA	Initial Issue.
P02	10/12/24	CC	Minor amendments to baseline survey information.

client. **Medway Council**
project. **Cozenton Plant Nursery Site**
Bloors Lane, Rainham
Kent, ME8 7DJ

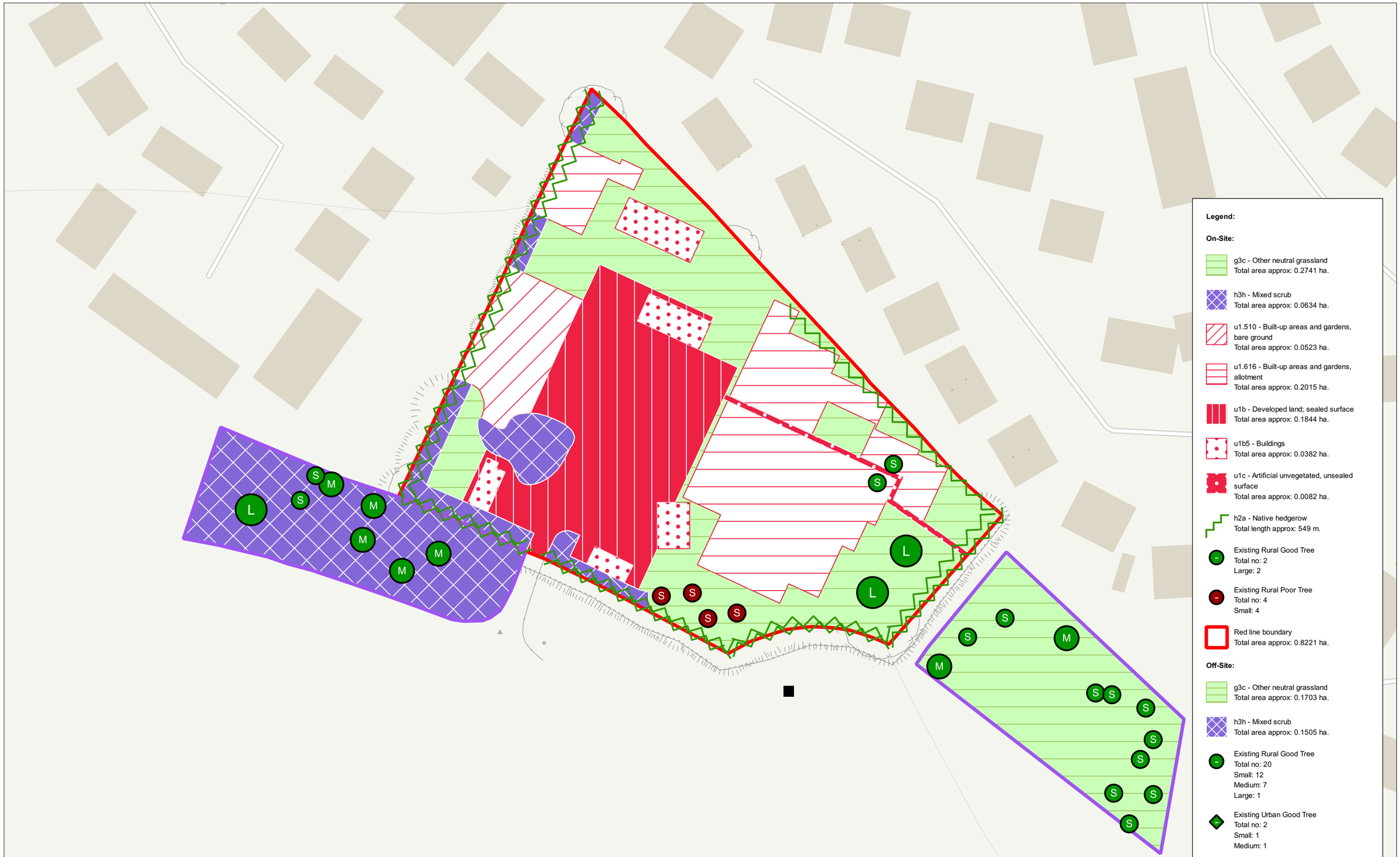
drawing no. **6696-LLB-XX-XX-DR-Ec-0004** rev. **P01**
drawing title. **Habitat Impacts Plan**
UK Habitat Classification suit. **S4**

rev date. **10/12/24**
scale. **1:750**
sheet. **A3**
drawn. **DM**
checked. **CC**

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk

9. APPENDIX 4: POST-DEVELOPMENT HABITATS PLAN

[SEE OVERLEAF]



Legend:

On-Site:

g3c - Other neutral grassland
Total area approx: 0.2741 ha.

h3h - Mixed scrub
Total area approx: 0.0634 ha.

u1.510 - Built-up areas and gardens, bare ground
Total area approx: 0.0523 ha.

u1.616 - Built-up areas and gardens, allotment
Total area approx: 0.2015 ha.

u1b - Developed land; sealed surface
Total area approx: 0.1844 ha.

u1b5 - Buildings
Total area approx: 0.0382 ha.

u1c - Artificial unvegetated, unsealed surface
Total area approx: 0.0082 ha.

h2a - Native hedgerow
Total length approx: 549 m.

Existing Rural Good Tree
Total no: 2
Large: 2

Existing Rural Poor Tree
Total no: 4
Small: 4

Red line boundary
Total area approx: 0.8221 ha.

Off-Site:

g3c - Other neutral grassland
Total area approx: 0.1703 ha.

h3h - Mixed scrub
Total area approx: 0.1505 ha.

Existing Rural Good Tree
Total no: 20
Small: 12
Medium: 7
Large: 1

Existing Urban Good Tree
Total no: 2
Small: 1
Medium: 1

Off-site compensation area
Total area approx: 0.3208 ha.

Note:
Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to the variable nature of seasonal vegetation.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/]. © OpenStreetMap

0 7.5 15 m
1:750

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev.	rev. date	auth.	rev. note
P01	30/07/27	PA	Initial Issue.
P02	26/09/24	PA	Minor amendments in accordance with updated layout and additional habitat compensation area.
P03	10/12/24	CC	Minor amendments to post-development habitat information.

rev. rev. date auth. rev. note

client. ***Medway Council***
project. ***Cozenton Plant Nursery Site***
Bloors Lane, Rainham
Kent, ME8 7DJ

drawing no. ***6696-LLB-XX-XX-DR-Ec-0003*** rev. ***P03***
drawing title. ***Post-Development Habitat Plan***
UK Habitat Classification suit. ***S4***

rev date. ***10/12/24***
scale. ***1:750***
sheet. ***A3***
drawn. ***DM***
checked. ***CC***

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk

10. APPENDIX 5: BIODIVERSITY NET GAIN METRIC

[HEADLINE RESULTS PROVIDED OVERLEAF; FULL METRIC PROVIDED AS SEPARATE EXCEL DOCUMENT]

11. APPENDIX 6: HABITAT CONDITION ASSESSMENT SHEETS

Cozenton Tree Nursery Rainham, Kent

Reptile survey

26th April to 10th August 2024

Bramley Associates
ecological consultants & surveyors

The Manager's House, Ratling Road, Aylesham, Kent CT3 3HN
BramleyAssociates@btopenworld.com
www.bramleyassociates.co.uk

Contents

Introduction 1
Survey methods 2
Constraints to survey methods 3
Survey results 3
Conclusions & Recommendations 5
References 6
Appendix 1. GCN Report Technical Report

Legal Protection for reptiles in Britain

The smooth snake and sand lizard are Fully Protected under the Conservation (Natural Habitats & c.) Regulations 1994 and the Wildlife and Countryside Act 1981, as amended. The adder, grass snake, common lizard and slow worm are protected under the 1981 Wildlife and Countryside Act against killing, injuring and sale etc.

For further information please see Primary Legislation

Threats to reptile populations include loss of habitat and habitat fragmentation.

Cozenton Tree Nursery Rainham, Kent
Reptile Survey

Introduction

Cozenton Tree Nursery is located in Rainham, Kent the centre being TQ 8116 6648, and lies south of High Elms road (Figure 1). The site was used as a Tree Nursery up until 2015 when it closed and has not been managed since that time.

The current proposal by Medway Council is to reinstate the Tree Nursery and in addition provide a community garden space and space for allotments (Andrews Wildlife Consultants Ltd. December 2023).

Figure 1. Showing the location of the Cozenton Tree Nursery near Rainham in Kent (centre of site TQ 8116 6648).

In April 2024 Bramley Associates were commissioned to undertake a reptile survey of the Cozenton Tree Nursery to ascertain current herptile population sizes.

The objectives of this reptile survey were to:

- Investigate the current Cozenton Tree Nursery area for the presence and density of reptiles
- Prepare a report highlighting the survey results and where necessary outline works to provide increased habitats for reptiles.

Survey methods

To ascertain whether reptiles are present on a site it is rarely possible to employ a single survey method (Foster & Gent, 1996; Griffiths & Inns, 1998). Generally, a number of survey techniques are undertaken, each appropriate to the time of year, to particular site circumstances and on the detail required concerning size and nature of populations.

During this current survey three standard survey techniques were employed in the search for reptiles.

1. Walkover survey: suitable basking spots for reptiles were examined on all site visits
2. Any in situ refuge sites were examined on every site during visits.
3. To supplement in situ refugia, 70 artificial cover objects, 60 made from roofing felt (0.5m x 1m) and 10 from metal tins (0.5m x 0.5s) were placed in areas of key habitat on 26th of April 2024 and examined on subsequent visits.

It is standard practice to undertake multiple visits to a site in the search for reptiles (Kent Reptile and Amphibian Group *et al.*, 2003) as populations can be cryptic and may only appear during certain conditions (HGBI, 2000). For this reason, eight visits to the site were carried out from the 10th of May to the 10th August 2024, in weather conditions considered to be very good for surveying.

The reptile survey was undertaken by Michael Weaver BSc and Jason Armstrong AECOW from Bramley Associates. Together this team has over 35 years' experience of reptile survey work.

The population size of any reptiles found during the survey is scored according to the nationally recognised reptile density per hectare (Table 1). This scoring was developed to ascertain the importance of sites in regard to the Key Reptile Site Register (Froglife, 1999), where sites are assessed as Key Sites and meet at least one of the following criteria:

(1) supports three or more reptile species
(2) supports two snake species
(3) supports an exceptional population of one species

Table 1: Population estimations per site	Low Population Score	Good Population Score	Exceptional Population Score
Species			
Adder	< 5	5 - 10	> 10
Grass Snake	< 5	5 - 10	> 10
Common Lizard	< 5	5 - 10	> 10
Slow Worm	< 5	5 - 10	> 10

Constraints to survey methods

No constraints were considered for any of days of the reptile survey.

Survey results

Reptiles recorded
No reptiles were recorded in any of the 8 visits, starting on the 10th of May 2024 and finishing on 10th August (Table 2).

Frogs (*Rana temporaria*) in low numbers were recorded on the 10th May and 23rd May 2024.

Table 2. Showing survey results. All dates are 2024

Date all 2021	**Air temp centigrade**	**Rain**	**Species recorded**
26th April			Site meeting with Medway Council and 70 refuge set out. This included 10 tins (0.5m x 0.5m) and 60 felts (0.5m x 1m)
10th May	16	No	No reptiles seen 1 adult and 2 sub-adult frogs found within grass areas
23rd May	15	No	No reptiles seen 1 adult and 1 sub-adult frogs found within grass areas
4th June	20	No	No reptiles seen
14th June	16	No	No reptiles seen
20th June	17	No	No reptiles seen Small pond found on site
28th June	16	No	No reptiles seen SureScreen eDNA samples collected in pond
1st July	18	No	No reptiles seen
10th August	17	No	No reptiles seen

A small pond surrounded by trees (Figures 2 and 3) was found on the Nursey site on the 20th June at TQ 81135 66517and revisited on the 28th June.

On the later date pond water was collected in 12 small tubes and was tested by SureScreen Scientifics (Appendix 1) for possible eDNA for great crested newt *Triturus cristatus.* This species is Protected under the Wildlife and Countryside Act, 1981. A Priority Species under the UK Post 2010 Biodiversity Framework and Listed as a European Protected Species under Annex IV of the European Habitats Directive, which can require a NE licence regarding habitat changes.

Figure 2. Showing the location of a small pond found on the 20th June on the Cozenton Tree Nursery site.

Figure 3. Showing the artifical pond found within the Cozenton Tree Nursery on the 20th June 2024.

Conclusions and Recommendations

No reptiles were recorded over several months, even with numerous felts and metal tiles placed on the Nursery area. Bramley Associates therefore considers that reptiles are likely not to occur on this site and changes of areas will have a very low/no impact to this group.

Frogs are present on the site and it is required that the pond and surrounding mixed habitats, including tree, grass and bramble areas, are managed for this group. Bramley Associates consider that newts and toads could also occur in this area. The SureScreen Scientifics eDNA testing found no positive results for great crested newt and this species is very likely to be absent from the Cozenton Tree Nursery area (Appendix 1).

It is suggested that two hibernacula are installed at grass/tree borders near to the pond. These should be constructed largely below ground, in areas away from wet places to avoid flooding. The construction of hibernaculum occurs in many places in the UK and is an excellent and a very enjoyable project for local volunteers to be involved with (Figure 4). It allows positive habitat for not only amphibians but also for hedgehogs and a range of invertebrates.

Regarding herptile species, an experienced ecologist needs to be on site during strimming and vegetation clearance, to overlook works and reduce risk to these species. It is important to note, that temperatures and general weather conditions are a key factor that may affect planned works to be undertaken with below air

temperatures degrees of 5° C can limit both amphibian and reptile moments (Beebee, T. and Griffiths R. 2000).

There is excellent bird nesting habitat across the site. It is recommended that works are carried out outside of the bird nesting season (bird nesting season generally considered to be late March to September in southern England) and undertaken through initial guidance by an experienced Ecological Clerk of Works (ECoW) ecologist.

If works are undertaken during the bird nesting season, a breeding bird survey will need to be undertaken and a subsequent works programme will need to be guided initially by a qualified ecologist (e.g. MCIEEM) working within an ECoW role to minimise any negative impact on bird communities and herptiles.

Build a hibernaculum
Great for amphibians and reptiles!
Wildlife Watch
You will need:
Spade
Logs and branches
Rocks and bricks
2-3 drainpipe off-cuts or cement pipes
Turf or meadow flower seeds (optional)
1 In a sunny spot, dig a hole about 50cm deep and 1.5 metres across.
2 Fill with logs, branches, bricks and rocks, leaving plenty of gaps in between.
3 Insert entrance tubes (drainpipes) at ground level into the pile.
4 Cover the pile with soil (to about 50cm high).
5 You can plant meadow seeds or turf over the mound.
www.wildlifewatch.org.uk

Figure 4. A simple but very effective active/hibernation construction, suggested and used by Wildlife Trusts across the UK. Post its installation there is a reduction of risk of interference and in particular the burning of wood, which is often piled in logs and used as hibernation sites.

References

Andrews Wildlife Consultants Ltd December 2023. Cozenton Plant Nursery, Rainham PRELIMINARY ECOLOGICAL APPRAISAL Andrews Wildlife Consultants Ltd 30 The Hill, Littlebourne, Canterbury CT3 1TA.

Beebee, T. and Griffiths R. 2000. *Amphibians and Reptiles*. The New Naturalist. Harper Collins Publishers.

Foster, J. and Gent T. (eds.) 1996. *Reptile survey methods: proceedings of a seminar held on the 7th of November at the Zoological Society of London's meeting rooms, Regent's Park, London*. English Nature Science Report No 27. English Nature, Northminster House, Peterborough PE1 1JF.

Froglife. 1999. *Advice Sheet 10*: *Reptile Surveying*. Froglife, 1 Loxley, Werrington, Peterborough PE4 5BW.

Griffiths, R.A. and Inns, H. 1998. Chapter 1. Surveying. **In**: *Herpetofauna Workers' Manual*. Joint Nature Conservation Committee, Monkstone House, City Road, Peterborough, Cambridgeshire PE1 1JY.

Harrison,C. 1975. *Nests, Eggs and Nestlings of British and European Birds*. Collins, St Jame's Place, London

Herpetofauna Groups of Britain and Ireland. 2000. *Evaluating local mitigation/translocation programmes: maintaining best practice and lawful standards*. Froglife, Triton House, Bramfield, Halesworth, Suffolk IP19 9AE. Also referred to as Froglife (1999) by some authors.

Joint Nature Conservation Committee. 2004. *Common Standards Monitoring Guidance for Reptiles and Amphibians*. JNCC, Peterborough.

Kent Reptile & Amphibian Group, Kent Wildlife Trust and English Nature. 2003. *Protected Reptiles and Built Development*. Available from Kent Wildlife Trust, Tyland Barn, Sandling, Maidstone, Kent ME14 3BD.

Fulkers Bailey Russell

Design and Access Statement

For

Proposed Community Tree Nursery, Community Garden and Allotments

At

Cozenton Park Nursery, Cozenton Park, Bloors Lane, Rainham, Kent

October 2024

Proposed development

The proposed development comprises the demolition of existing green houses, some polytunnels and the removal of temporary cabins, and the creation of 23No new allotments, community gardens, growing area for community tree nursery, limited mobility raised beds, the provision of two shipping containers for storage, and the refurbishment two polytunnels and the existing Nursery office building.

Introduction

Securing a new Community Tree Nursery has been a long-term ambition of Medway as part of the Climate Change Action Plan (June 2021). The council is working with KCC Kent Plan Tree team who have expertise and a track record of delivering successful tree projects, as well as following guidance on how to establish a community tree nursery (The Tree Grower's Guide, collectively written by the Tree Council, Moor Trees, Norfolk County Council & Cornwall Council).

The community tree nursery will not be a commercial venture and will start small, working with local community groups and volunteers to grow and develop. The aim is to grow trees collected from local provenance. This will be done, through training, by volunteers collecting local seed. A number of local community groups are already keen to be involved in the project including the Rainham Orchard Group, Rainham Eco Hub and the Sunlight Centre. Many local volunteers are actively collecting seeds and growing saplings in their gardens. There are currently no facilities within Medway to centralise tree production.

We plan to increase the numbers of trees in Medway to support climate resilience, making sure there are opportunities for community involvement. Ideally the trees will be grown from seeds collected locally. We will select species required for: nectar and pollen rich woods and hedges, coastal/estuarine locations and drought-tolerant, and climate resilient (non-native) species adapted to urban settings. Through collaboration with the Rainham local community orchard, the project will also produce fruit trees.

Once the trees are large enough and ready to be planted out they will be lifted and planted in the autumn/winter months in other Medway sites, as well as offered to schools and housing associations. There will also be the opportunity to give trees to the local community to take home and plant out.

Rainfall is predicted to fall by up to 15 per cent. There is the unpredictability of extreme weather events, which it is suggested will increase in frequency. A polytunnel will provide shelter from frost and cold weather for the younger seedlings and saplings. A rainwater-harvesting system will store water for use in the warmer, dry spells.

The intention is for the nursery to work towards Plant Healthy Accreditation. From the outset, the community volunteers will be encouraged to adhere to biosecurity guidelines to reduce the threat of pests and diseases being brought in from the seeds or plants that have been acquired for growing on. The area immediately around the community tree nursery will be separated off from the community garden and allotments with an inner fence. A bootwash system will be in place as one enters the community tree nursery to help prevent pests and diseases for the trees.

Alongside the community tree nursery will be the community garden and allotments. There are already a growing number of community gardens in Medway, created by local groups within churches and school grounds. The Cozenton community garden will give local people the opportunity to learn about growing food and flowers. Local people can come together to share knowledge and learn new skills. Both the CTN and community garden will provide spaces for local schools to get involved and learn about nature on their doorstep.

The community tree nursery and community garden will bring many benefits to the area such as improving health, social prescribing and reducing isolation. Working with our partners, which include Public Health and Adult Education, we will look to make these connections to help improve health and well being for the local community.

The old nursery office building will become a 'Hub' made available to users of the site to have access to toilet and kitchen facilities, along with a small meeting place which can also be used by school groups when they visit. The Hub will only be open when an authorised key holder is on site and will be kept locked at other times.

Two of the existing polytunnels will be retained, one to be used by the community tree nursery for sowing collected tree seeds into trays and kept under cover, before planting out in the stock beds (labelled 'Building 07'). The other polytunnel will be used by the community garden for growing on vegetables and flowers (labelled 'Building 09').

The aim is for the existing buildings to be set up with rainwater harvesting collection which will be used to water the community tree nursery and community garden. Standpipes will need to be setup for the allotment plots and any additional watering required in hot dry summers for the other areas.

The existing shed labelled 'Building 04' will be used by allotment holders to store their tools. This will be secured in individual cages with a padlock.

'Building 01' is an existing 3-sided shed which will be retained for general storage.

2 new storage containers will be located within the community tree nursery for a secure area for users to secure tools, equipment etc.

Allotments

Medway Council currently has 30 allotment sites. Like other local authorities across the country, there is a waiting list for allotments and Medway Council is looking at ways on how to reduce the waiting time for residents. The new allotment plots proposed at Cozenton will be quarter size plots. The traditional full plot size (250sqm) is becoming too onerous for some to maintain so the current trend is to provide smaller plot sizes which are more manageable. Alongside this, there will be raised beds which can be used by people who have accessibility needs.

Assessment of surroundings

Cozenton Nursery sits within the confines of Cozenton Park to the northern boundary with

residential development beyond. The site is bounded to the west by substantial existing planting and to the south and east by a mature conifer tree screen.

The site has fallen into disrepair in recent years after previously being used by the local authority as a site to propagate plants for use across the borough by the local authority. The greenhouses have been vandalised and are in a very poor state of repair and need to be demolished as part of this application. Similarly many of the poly tunnels are damaged and need to be removed.

An existing brick built single storey welfare building has also been heavily vandalised but it is proposed to be renovated as part of this application.

Consultation

Medway Council have carried out a consultation process with the local community and the findings are recorded in Appendix A.
There were 331 participants of the Cozenton Park Consultation, which was held between 7th May and 18 June 2024.
It can be seen from the data recorded that a strong majority of the responders are in favour of the proposed restoration of the site to tree nursery, community garden and allotments. There were

also a few negative comments which are noted below-

- Concern for security – a palisade fence has been installed over the last year to secure the site from break ins. With people using the site this should also help to deter vandalism.
- Parking concerns – referred to above.
- Waste of money, leave natural – the site has been previously vandalised beyond repair. The overgrown nature of the site makes it hidden away and vulnerable. The proposals will create community use and much needed allotment plots.
- Exclusive club – the site does have to be secured and cannot be opened up to be part of the public park with 24 hour access, otherwise the gardens and allotments will suffer with vandalism/theft.

Open days will be arranged for the general public to visit as that did come up as a suggestion at the consultation.

Evaluation

An Environmental Impact Assessment has been carried out by Lloyd Bore and is included in Appendix B.
A Biodiversity Net Gain assessment has been carried out by Lloyd Bore and is in included in Appendix C.
A tree survey has been carried out by Down to Earth Trees Ltd and is included in Appendix D.
A flood risk assessment is included in Appendix E.
A borough-wide review of allotment provision is included in Appendix F.

The proposals outlined in this application have been prepared in the light of the Tree, EIA and BNG assessments, which has informed the clearance of existing trees and vegetation on the site the positioning of the various elements. The treatment of the boundaries has been influenced by these surveys and assessments, and the results of the consultation process carried out.

Proposed uses

The existing use of the site is to be changed to allow the provision of allotments and for community use.
The existing nursery office building is to be fully renovated having fallen into disrepair and been subject to vandalism. The building is to be enhanced with new PV panels to the roof to support the provision of electrically powered heating and hot water systems. In addition new rainwater goods are to be discharged to a below ground tank storing grey water for re-use in toilet flushing.

Landscaping

A new native hedge is proposed to the west, south and east boundaries as indicated on the drawings with a secondary line of hedging to the south and east boundaries which are open to the park. The existing overgrown conifer hedge is to be removed. It is acknowledged that the existing palisade fencing will need to be screened and therefore new standard trees will be planted at 20m distances within the hedgeline. The hedge and tree mix will be a mixture of native edible plants, and some of the hedge plants could be grown from seed at the community tree nursery.
The existing pond found on site will be enhanced as part of the community garden.

Boundaries/Fencing

Feedback at the consultation from residents living in High Elms was that they wanted their boundary strengthened for privacy between the nursery site and their back gardens as the houses sit lower than the nursery. A 2m high close boarded fence is proposed at the top of the back to give more privacy to High Elms residents.

Layout and scale

The layout has been carefully considered to accommodate a range of features –

- Community tree nursery
- Allotments
- Raised mobility beds
- Community garden
- Hub with volunteer meeting space / education room and accessible toilet
- Retained Category A and B trees
- Achieve a Biodiversity Net Gain in excess of 10%.

Technical matters – BNG, Trees

Biodiversity Net Gain Assessment – refer to Appendix C.

The baseline value of the site is 4.40 area habitat units and 1.36 hedgerow units. The post development value of the site is predicted to be 3.19 area habitat units and 2.45 hedgerow units. The development proposed will result in a loss of medium distinctiveness habitats in order to accommodate the proposed allotments and plant nursery. In addition the line of conifer trees along the west, south and east boundaries will be removed for health and safety reasons, and replaced with a native hedgerow. Therefore off site habitats have been included to ensure a positive net gain for biodiversity. Two areas have been identified and indicated on the drawings. Area A will be improved from 'poor' quality modified grassland to 'moderate' condition mixed scrub. Area B will be improved from 'poor' quality modified grassland to 'good' quality other neutral grassland.

This will result in an overall positive net gain of 11.89% for area habitats and 79.45% for linear habitats.

Trees survey and recommendations – refer to Appendix D

Of the existing trees on the site -

- Five (5) trees are in category 'A'; trees of high quality;
- Eleven (11) trees are in category 'B'; trees of moderate quality;
- Twenty-nine (29) trees are in category 'C'; trees of low quality;
- Two (2) trees are in category 'U'; trees unsuitable for retention.

There are many mature trees, particularly a sizeable linear group of Leyland cypress situated on the south and east boundaries, which appear to have lapsed routine management. The site also features mature specimens of fastigiate beech, black pine, and birch, which are situated prominently and interspersed with a range of planted and self-seeded amenity trees. The site has since been left derelict, with areas being colonised with dense bramble.

Of the thirty-eight (38) surveyed trees, eighteen (18) will be removed, comprising sixteen (16) category 'C' and two (2) category 'U' trees.

All trees to be removed are of low-quality 'C' and 'U' categories. All of the moderate and high-quality trees will be retained and protected.

Accessibility and vehicles

The proposals will incorporate raised planting beds for use by wheelchair users and those who find bending down difficult. Access to Building 03, The Hub, will be via graded slopes not steeper than 1:20 and ramps not steeper than 1:12, and a flush door threshold. Parking on the site will be limited to three vehicles, all of which will be accessible spaces adjacent to the entrance to Building 03 and the raised planting beds.

A new pedestrian entrance will be created within the fence line just adjacent to the play area / along the walkway to the existing exit point at High Elms. This will be for visitors travelling by foot from the north-east area of Rainham.

Currently visitors to the park have access to the free public car park located next to Cozenton Park Leisure Centre and the park (accessed off Bloors Lane). Users of the new community tree nursery, community garden and allotments will be encouraged to park in the public car park and to avoid parking in surrounding roads. A review has been undertaken of the council's current

allotment sites and the parking provision there (see Appendix F enclosed). This evidences that most allotment sites have no onsite parking provision for allotment holders. Allotment holders are usually local residents who walk or cycle to tend to their allotment plot. There will be storage on site for wheelbarrows, equipment etc which should not necessitate visitors driving each time to visit bringing equipment etc with them. It is acknowledged there will be times when deliveries will have to be made such as bulky compost. This will be arranged at restricted times not to impact on the park when it is at its busiest.

Any vehicles accessing the site will be required to be walked in by an authorised key holder wearing hi-viz jacket as the main vehicle entrance gate from Bloors Lane which is locked with a padlock. Vehicles will be required to drive along the park driveway at a speed limit of 5mph with their hazard lights on.

P Cross RIBA
10.10.2024

Appendix A – Local community consultation
Appendix B – Environmental Impact Assessment
Appendix C – Biodiversity Net Gain Assessment
Appendix D – Tree survey and recommendations
Appendix E – Flood Risk Assessment
Appendix F – Borough wide allotment review
Appendix G – EcIA Report

ECOLOGICAL IMPACT ASSESSMENT

MEDWAY COUNCIL

COZENTON PLANT NURSERY SITE

COZENTON PLANT NURSERY SITE, BLOORS LANE, RAINHAM, KENT ME8 7DJ

REF. NO. 6696-LLB-RP-EC-0002

STATUS: S4 - REVIEW & AUTHORIZATION

REVISION: P02

DATE OF ISSUE. 11/10/24

CREATED BY: CHARLOTTE CLEMENTS

APPROVED BY: PHILIP AMES

Revisions:

P01	11.10.24	PA	none
P02	11.10.24	PA	removed red text

LLOYDBORE LTD
33 ST GEORGE'S PLACE
CANTERBURY, KENT, CT1 1UT
t: 01227 464340

CONTENTS

1. INTRODUCTION 4
The Site 4
Proposed development 4
Supporting documents 4
Assessment objectives 5
3. METHODOLOGY 9
Scope of the EciA 9
Desk study 10
Field surveys 11
Assessment criteria 11
Biodiversity Net Gain 16
Limitations 16
Lifespan of this assessment 16
4. ECOLOGICAL BASELINE 18
Designated sites 18
Ancient woodland 18
Non-designated Habitats of Principal Importance 18
Protected and notable habitats and species 18
Summary of important ecological features 22
Future baseline 22
5. THE PROPOSED SCHEME 24
6. ASSESSMENT OF EFFECTS DURING CONSTRUCTION 25
Nesting Birds 25
Bats 26
Other Mammals 27
7. ASSESSMENT OF EFFECTS DURING OPERATION 29
8. CUMULATIVE EFFECTS 30
9. SUMMARY OF EFFECTS 31
10. REFERENCES 32
11. APPENDIX 1: SITE LOCATION PLAN 34
12. APPENDIX 2: BASELINE HABITAT PLAN 35
13. APPENDIX 3: HABITAT IMPACTS PLAN 36

15. APPENDIX 4: POST-DEVELOPMENT HABITAT PLAN.....38

Authors	Charlotte Clements BSc (Hons) ACIEEM
Reviewed by	Victoria Groves BSc (Hons) MSc ACIEEM
Checked and approved by	Philip Ames BSc (Hons) MCIEEM

EXECUTIVE SUMMARY

S.1 The Site to which this Ecological Impact Assessment (EcIA) refers is situated at the Cozenton Plant Nursery Site (approximate centre: TQ 81172 66476). The Site is situated within an urban setting dominated by residential land use to the north and west and a public park to the south and east. The wider landscape supports a mixture of residential areas interspersed with urban green spaces.

S.2 The Site covers an area of *c*.0.822. Habitats on-site comprise an old plant nursery, with relic greenhouse structures, areas of hardstanding, other neutral grassland, mixed scrub, a native hedgerow and is bounded by a line of conifers.

S.3 The proposed scheme will comprise the re-use of existing greenhouse structures, the construction of new greenhouse facilities, and the creation of a small plant nursery accompanied by a number of allotments for local use.

S.4 The following important ecological features were recorded on-site and/or within the Zone of Influence of the proposed development and, in the absence of mitigation, could be adversely affected by the implementation of the proposed scheme: -

- The Site supports 'low' populations of commuting and/or foraging bats.
- The on-site scrub and trees provide suitable habitat for an assumed assemblage of common and widespread nesting bird species which are assumed to be of 'local' importance for biodiversity

S.5 Avoidance, mitigation, compensation and enhancement measures designed to minimise the significance of the potential impacts of development upon these important ecological features are detailed in this report. With the successful implementation of these measures, no significant adverse effects are predicted.

S.6 This report contains further detail of ecological effects, mitigation and enhancement measures and as such it should be read in full.

1. INTRODUCTION

1.1 Lloydbore Ltd was instructed to produce an Ecological Impact Assessment (EcIA) for the proposed development at Cozenton Plant Nursery Site, Bloors Lane, Rainham, Kent, ME8 7DJ (approximate centre: TQ 81172 66476).

THE SITE

1.2 The Site covers an area of c.0.822. Habitats on Site comprises an old plant nursery, with relic greenhouse structures, hardstanding, other neutral grassland, mixed scrub, a native hedgerow and is bounded by a line of conifers.

1.3 A location plan is provided in Appendix 1.

1.4 The proposed development is located within an urban setting dominated by residential houses and associated roads to the north and west and a public park to the south and east. The wider landscape supports a typical urban mixture of residential areas interspersed with urban green space.

PROPOSED DEVELOPMENT

S.7 The proposed scheme will comprise the re-use of existing greenhouse structures, the construction of new greenhouse facilities, and the creation of a small plant nursery with a number of allotments for local use.

SUPPORTING DOCUMENTS

1.5 This assessment was informed by the following documents, which should be read alongside this EcIA report: -

- *Preliminary Ecological Appraisal (Andrews Wildlife Consultants, 2023).*
- *Cozenton Tree Nursery Bat Survey Report (Bramley Associates, 2024a).*
- *Cozenton Tree Nursery Badger Survey Report (Bramley Associates, 2024b).*
- *Cozenton Tree Nursery Reptile Survey Report (Bramley Associates, 2024c).*
- *SureScreen Scientifics GCN Report (SureScreen, 2024);*
- *Biodiversity Net Gain Feasibility Assessment Report* (Lloydbore Ltd, 2024).

ASSESSMENT OBJECTIVES

1.6 The objectives of this assessment are to: -

- Record the existing habitats on-site and assess their levels of ecological importance;
- Confirm any presence of legally protected species and/or Species of Principal Importance for biodiversity (national priority species) on-site and evaluate their levels of importance;
- Confirm any known presence of invasive, non-native plant species on-site and assess the risk posed to biodiversity;
- Identify statutory and non-statutory designated sites within the Zone of Influence of the proposed scheme and assess their levels of importance;
- Assess the potential ecological effects associated with the proposed scheme;
- Identify appropriate ecological avoidance, mitigation and/or compensation measures;
- Taking into account the proposed avoidance, mitigation and compensation measures, assess the potential residual effects upon important ecological features; and
- Identify enhancement measures that could improve the ecological importance of the Site for priority habitats and species and deliver a biodiversity net gain.

2. LEGISLATION AND POLICY CONTEXT

LEGISLATION

Environment Act 2021

2.1 This Act introduces a requirement for new developments to deliver a measurable net gain in biodiversity of at least 10%, normally measured in 'biodiversity units' under Defra/Natural England methodology. This legal duty will come into force in November 2023. The Act intends to encourage developers to avoid the most important existing habitat and focus habitat creation and enhancement where it will be most ecologically appropriate in helping to halt and reverse biodiversity decline.

2.2 The Act also: introduces a new system of strategic Local Nature Recovery Strategies; places a new general duty on public bodies to conserve and enhance biodiversity; introduces Conservation Covenants as a new alternative mechanism to Section 106 Agreements for securing off-site habitat provision and other conservation measures that deliver public good; and introduces a framework for Natural England to develop Protected Site and Species Conservation Strategies.

2.3 Secondary legislation is due to be published in 2022 to provide further detail of legal duties in relation to biodiversity net gain and other sections of the Act.

Wildlife & Countryside Act 1981 (as amended)

2.4 This Act provides for designation and protection of Sites of Special Scientific Interest (SSSI), which are areas that represent the most valuable habitats in the UK for nature conservation. The Act also provides protection for certain rare or threatened species and prohibits or controls releases of non-native invasive species into the natural environment.

2.5 It also provides a mechanism for making potential wildlife offences legal through the granting of licences by the appropriate authorities (Natural England in England).

Conservation of Habitats and Species Regulations 2017 (as amended) – the 'Habitats Regulations'

2.6 These Regulations are the principal means by which the European Habitats Directive and the Birds Directive were transposed in England and Wales. They provide for the designation and protection of a network of 'European Sites', including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). The Regulations also provide legal protection for certain rare or threatened species of European concern - known as European Protected Species (EPS). Potential EPS offences can be made lawful through the granting of licences (EPS mitigation licence) by the appropriate authorities (Natural England in England).

National Parks and Access to the Countryside Act 1949 (as amended)

2.7 This Act provides for the designation of National Nature Reserves (NNR) which are managed to conserve their habitats or for scientific study of the habitats and species represented within them. In addition, they may be managed to provide public recreation that is compatible with their natural heritage interests. The Act also provides for designation of Local Nature Reserves (LNRs) by local authorities. LNRs are managed for nature conservation and provide opportunities for research and education, or simply enjoying and having contact with nature.

Natural Environment & Rural Communities (NERC) Act 2006

2.8 The NERC Act places a duty on public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Section 41 of the Act requires the Secretary of State, as respects England, to publish a list of species and habitats which are of 'principal importance for the purpose

of conserving biodiversity'. These lists generally reflect the species and habitats previously listed as priorities under the UK Biodiversity Action Plan.

Protection of Badgers Act 1992

2.9 This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger (*Meles meles*), or to attempt to do so and to intentionally or recklessly interfere with a badger sett. A licence may be granted by Natural England to interfere with a badger sett for the purpose of development.

Wild Mammals (Protection) Act 1996

2.10 The Wild Mammals (Protection) Act 1996 makes it an offence for any person to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

Animal Welfare Act 2006

2.11 This imposes a duty of care on anyone responsible for an animal to take reasonable steps to ensure that the animal's needs are met. With regards to development, this may have implications when capture and translocation of animals is proposed as mitigation.

NATIONAL POLICY

National Planning Policy Framework (NPPF)

2.12 This framework was updated in December 2023 and sets out the view of central Government on how planners should balance nature conservation with development. Within the NPPF, Chapter 15 (Paragraphs 180 to 188) is of particular relevance. Paragraph 180(d) states that plans and planning applications should minimise impacts on and provide net gains for biodiversity, including by establishing and protecting coherent ecological networks.

2.13 In addition, Paragraph 187 confirms that the following should be afforded the same protection as sites that are included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) (Special Areas of Conservation, Sites of Community Importance, Special Protection Areas and any relevant Marine Sites): -

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and
- Sites identified, or required, as compensatory measures for adverse effects on Special Areas of Conservation, Special Protection Areas, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

LOCAL POLICY

2.14 The Site falls within the Medway Local Planning Area. The current local plan (adopted in May 2003) has the following relevant objectives which underline the policies (Medway, 2003):

- *'to promote environmental sustainability'*
- *'to ensure that development takes into account its environmental consequences, being suitably located and well designed, respecting environmental assets and taking the opportunity to enhance current environmental outcomes.'*

2.15 Policy BNE37: Wildlife Habitats states:

'Development that would cause a loss, directly or indirectly, or important wildlife habitats or features not protected by policies BNE35 and BNE36 will not be permitted unless:

- *There is an overriding need for the development that outweighs the importance of these wildlife resources; and*
- *No reasonable alternative site is (or is likely to be) available if ancient woodland, inter-tidal habitats and calcareous (chalk) grassland would be lost; and*
- *The development is designed to minimise the loss involved; and*
- *Appropriate compensatory measures are provided.'*

2.16 Policy BNE38: Wildlife Corridors and Stepping Stones states:

'Development should, wherever practical, make provision for wild life habitats, as part of a network of wildlife corridors or stepping stones.'

3. METHODOLOGY

SCOPE OF THE ECIA

3.1 The initial site appraisal was undertaken in broad accordance with CIEEM's *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017).

3.2 The impact assessment set out in this report was undertaken in broad accordance with CIEEM's *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018) Version 1.1 (Updated September 2019).*

3.3 It has also been informed by CIEEM's *Ecological Impact Assessment Checklist* (2019) developed in association with the Association of Local Government Ecologists.

3.4 The guidelines set out the following processes for assessment: -

- Identification of important (or 'notable') ecological features that may be affected by impacts associated with the development, through desk study and field survey. These may be important by virtue of their rarity, threatened status and/or legal protection. These are referred to below as important ecological 'features;'
- Definition of the study area for the assessment, with reference to the Zone of Influence (ZoI) of the Development;
- Identification of the level of nature conservation importance of each potentially important ecological feature that is present within a site and within any adjacent off-site areas which may be affected by a development (i.e. within the ecological ZoI of the development);
- Identification of potential effects based on the nature of the construction and operation phases of a proposed development;
- Determination of the geographic level at which an effect will be significant, based on the interaction between the characteristics of the effect and the nature conservation importance of the feature likely to be affected;
- Identification of avoidance, mitigation and, if required, compensation measures that are proposed to avoid, reduce or offset significant adverse effects; and
- Determination of residual effects on features once proposed avoidance and mitigation measures have been taken into account, and any necessary compensation measures.

3.5 In broad terms, *'significant effects encompass impacts on the structure and function of defined sites, habitats or ecosystems and the conservation status of habitats and species (including extent, abundance and distribution)'* (CIEEM, 2018).

3.6 In order to assess the effects of any project on flora and fauna, it is important to recognise that a development can affect ecological features not only within the land-take required for that development but also off site. As a result, for the purposes of the assessment for this development, each impact assessment for the differing ecological features considers a 'zone of influence.' This is the maximum spatial extent to which any element of the development could significantly impact on a feature as long as the link between the source of impact, an impact pathway and a feature is maintained.

DESK STUDY

3.7 Recent and historic aerial images and Ordnance Survey maps were used to search for waterbodies located within 250m of the application site, and to assess the connectivity of on-site habitats to wider, off-site habitat networks.

3.8 A biological records search was undertaken by Kent and Medway Biological Record Centre (KMBRC) in November 2023. The data obtained through this search includes records of: -

- Legally protected species;
- Species of Principal Importance;
- Habitats of Principal Importance; and
- Non-statutory designated sites.

3.9 The search radius for most species was 1km, measured from the application site boundary.

3.10 Records obtained within the ten-year period prior to the date of the record search are considered 'recent'. Records older than this are considered 'historic'.

3.11 Lloydbore used the Multi Agency Geographic Information for the Countryside (MAGIC) website to obtain information regarding: -

- Statutory designated sites of international, national and local importance;
- Proposed, possible and potential statutory designated sites of international importance;
- Impact Risk Zones (IRZs) associated with Sites of Special Scientific Interest (SSSIs) and statutory designated sites of international importance;
- Granted European Protected Species (EPS) mitigation licences; and
- Ancient woodland.

3.12 The search radius for statutory designated sites of national and local importance and ancient woodland was 1km, measured from the application site boundary.

3.13 Information published online by the Joint Nature Conservation Committee (JNCC) has been used to identify relevant threats, pressures, activities and/or factors that have the potential to result in adverse effects upon the qualifying features / selection criteria for any statutory designated sites of international importance that are located within the Zone of Influence of the proposed project.

3.14 Information Sheets on Ramsar Wetlands provide detail of the factors that are likely to adversely affect a given Ramsar site. These information sheets also state whether the Ramsar site is subject to adverse ecological change.

3.15 Natura 2000 Standard Data Forms for Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) provide detail of the threats, pressures and activities that have the potential to adversely affect the qualifying features for a given SPA / SAC site. Site Improvement Plans provide details of existing risks to such sites.

3.16 The Natural England online profile for any SSSI located within the Zone of Influence of the proposed project has been reviewed - to identify relevant *'Operations likely to damage the special interest'* of the relevant SSSI(s).

FIELD SURVEYS

PRELIMINARY ECOLOGICAL APPRAISAL, INCLUDING BASELINE HABITAT SURVEY

3.17 A baseline habitat survey of the Site was undertaken by Andrews Wildlife Consultancy on 27th November 2023 (Andrews Wildlife Consultancy, 2023)

3.18 Habitats within the Site were recorded and using the UK Habitat Classification Version 2.0 (UKHab Ltd, 2023).

3.19 The likelihood of presence of legally protected, priority (national and county) or otherwise notable species was also assessed and target-noted during these baseline habitat surveys. Any incidental sightings or indirect evidence of species presence was also recorded.

3.20 Habitat condition assessment surveys were undertaken by Lloydbore Ltd in June and September 2024 to inform the Biodiversity Net Gain Feasibility Assessment of both on-site and off-site habitats (Lloydbore Ltd, 2024).

DETAILED FURTHER ECOLOGICAL SURVEYS

3.21 The initial 2023 site visit undertaken by Andrews Wildlife Consultancy identified habitats suitable for reptiles, breeding birds, badgers and bats on-site.

3.22 A site visit undertaken by Bramley Associates during the reptile survey identified one on-site waterbody which was subject to a great crested newt (Triturus cristatus) habitat suitability index assessment and environmental DNA (eDNA) survey to detect and confirm the presence or likely absence of GCN.

3.23 A reptile presence / likely absence survey was undertaken between April and August 2024 by Bramley Associates (Bramley Associates, 2024c). The surveys used a mixture of 0.5 x 1m roofing felt tiles and metal tins which were checked over the course of eight survey visits.

3.24 A badger survey was undertaken by Bramley Associates which comprised a methodical walkover search and camera trapping surveys, between November 2018 and December 2018 (Bramley Associates, 2024b).

3.25 A suite of bat surveys were undertaken by Bramley Associates between April and August 2024, which comprised elevated tree inspections of trees identified as being suitable for roosting bats, emergence / re-entry surveys of on-site buildings and a bat activity survey comprising the use of static detectors (Bramley Associates, 2024a).

ASSESSMENT CRITERIA

3.26 Criteria applicable to the assessment of effects upon important ecological features, as referenced within EcIA guidance (CIEEM, 2018) and within this assessment, are described in brief below.

IDENTIFICATION OF IMPORTANT ECOLOGICAL FEATURES

3.27 It is impractical and inappropriate for an assessment of the ecological effects of a proposed development to consider every species and habitat that may be affected. Instead, it should focus on ecological features which are considered important. These are species and habitats present within the ZoI of the proposed development that are of sufficiently high value that an effect upon them, as a result of a proposed development, could be considered to be significant.

3.28 Data received through consultation, desk-based investigations and field-based investigations were used to identify relevant ecological features (including designated sites, ecosystems, habitats and

species) of importance (or potential importance). The main factors contributing to their importance are described and related to available guidance.

3.29 The valuation of species populations, assemblages of species and habitats used accepted criteria. Examples include:

- Species populations – The importance of populations was evaluated on the basis of their size, recognised conservation status (e.g. published lists of species of conservation concern, national and local priority species lists) and legal protection status;
- Species assemblages – In some instances a species assemblage may be the feature of importance. Criteria used to evaluate the importance of assemblages include applicable SSSI and LWS (Local Wildlife Site) selection criteria; and
- Habitats – Criteria for the evaluation of habitats and plant communities included in Annex III of the EC Habitats Directive, guidelines for the selection of biological SSSIs and local authority and/or Wildlife Trust criteria for selection of Local Wildlife Sites (also referred to as County Wildlife Sites or Sites of Importance for Nature Conservation).

DETERMINING IMPORTANCE OF ECOLOGICAL FEATURES

3.30 The CIEEM (2018) guidelines advocate an approach to the assessment of the importance of ecological features using a geographical framework, where the importance or potential importance of an ecological resource or feature should be determined within a defined geographical context.

3.31 The guidelines suggest a range of geographical parameters and the ones chosen for this assessment are: -

- International (e.g. Europe)
- National (e.g. England)
- Regional (e.g. South East region)
- County (e.g. Kent)
- Local (e.g. Sevenoaks District)
- Negligible (i.e. insignificant in the context of this assessment)

3.32 The assigning of a geographical framework has been based on available guidance and information, professional judgement and peer review. The evaluation categories used, and example criteria are presented in Table 1 below.

Table 1 Evaluation Categories (CIEEM 2018) and Example Criteria

Geographic Importance	Example Criteria
International	Internationally significant populations of European Protected Species (Annexe IV), Annexe II species, or species otherwise formally deemed to be rare and threatened in Europe or globally (e.g. International Union for the Conservation of Nature (IUCN) 'red-listed'), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the European scale. A population that would meet the published selection criteria as a qualifying feature for designation of a SAC. An internationally designated site or candidate site, i.e. a SPA, proposed SPA (pSPA), SAC, candidate SAC (cSAC), Ramsar site, or an area which would meet the published selection criteria for such designation. Other significant areas of Annex I priority habitats listed in the Habitats Directive, the loss of which would significantly change the overall range and area at the European scale in the long term.
National	Nationally significant populations of species identified in the Natural Environment and Rural Communities (NERC) Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the national scale. A population that would meet the published selection criteria as a qualifying feature of a SSSI. A nationally designated site, i.e. SSSI, NNR or discrete area which would meet the published selection criteria for national designation (e.g. SSSI selection guidelines). A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the national scale in the long term. Such habitat should be a major component of areas that are at near-equivalence to SSSIs, meeting most of the published SSSI selection criteria.
Regional	Regionally significant populations of species identified in the NERC Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the regional scale. A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the regional level in the long term. Large areas of semi-natural ancient woodland that do not meet the national importance criteria (above) should be considered at this scale due to the irreplaceable nature of such habitat.
County	Significant populations of species identified in the NERC Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), or priority species in the County Biodiversity Action Plan (BAP), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the County scale. Sites formally recognised by local authorities, e.g. Local Wildlife Site (LWS) or considered to meet published ecological selection criteria for such designation. A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the county scale in the long term. Small areas of semi-natural ancient woodland that do not meet the national or regional importance criteria (above) should be considered at this scale due to the irreplaceable nature of such habitat. A significant area of key habitat identified in the County BAP.

Geographic Importance	Example Criteria
Local	Significant populations of species identified in the NERC Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), or priority species in the County BAP the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the district or borough scale. Sites formally recognised by local authorities, e.g. Sites of Borough Importance for Nature Conservation (Borough/Local SINC), LNRs, or considered to meet published ecological selection criteria for such designation. A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the district scale in the long term. A significant and viable area of habitat identified in the District BAP.
Negligible	Species populations of limited ecological importance due to their size, composition or lack of threat/rarity. The loss of such features would have no discernible impact on the species'/habitat's overall range and conservation status at any formal administrative scale in the long term. Areas of habitat of limited ecological importance due to their size, species composition or lack of threat/rarity. The loss of such features would have no significant impact on the habitat's overall range and conservation status at any administrative scale in the long term.

3.33 Only habitats and species considered to be of at least local importance will be fully assessed within this assessment. Features of negligible importance are scoped out of the assessment.

3.34 The only exception to this is where a habitat or species has been afforded a level of legal protection that requires it to be considered more fully, irrespective of that feature's assumed ecological importance (e.g. badger). This has been made clear whenever this occurs.

SIGNIFICANCE CRITERIA

3.35 Once an ecological feature has been assigned a geographic level of importance, the next stage is to assess the significance of the predicted impact to that feature.

3.36 The CIEEM (2018) Guidelines advise that *'the scale of significance of an effect may not be the same as the geographic context in which the feature is considered important... For example, an effect on a species which is on a national list of species of principal importance for biodiversity may not have a significant effect on its national population. Examples of other relevant scales include regional and county. It should be noted that effects may be significant at the local scale, particularly in view of policies for no net loss of biodiversity.'*

3.37 It is therefore sometimes possible that an effect may not be significant at the feature's given level of importance due to its low magnitude, duration, etc., but may be significant at a lower geographic scale. For example, the effects of an impact on a species of county importance may not be discernible or significant at the county scale but may be significant at the local (district) scale. Where this is the case, it is stated in the assessment.

3.38 Conversely, it is important to note that the level of significance of an effect upon an important ecological feature cannot be greater than the geographic level of importance attributed to that feature. For example, if a protected species population (the important ecological feature) is attributed 'local' level importance, the effect upon this population cannot be of greater than 'local' significance.

3.39 It is important to note that the CIEEM Guidelines do not recommend assigning any other terms to the impact significance such as 'high', 'moderate' or 'low / minor', such as those found within other aspects of Environmental Impact Assessment (EIA) practice.

3.40 To determine the likely significance of an impact, the following parameters may be used: -

- Impact type - direct or indirect, positive or negative;
- Magnitude of impact - the 'amount' or intensity of an impact. This may sometimes be synonymous with 'extent' (see below) for certain impacts, such as habitats loss. For mortality it may be the number of individuals killed;
- Extent of impact - the area over which the impact will be felt;
- Duration of impact - how long a period it will occur across. CIEEM Guidelines suggest that ecological impact durations should be described in terms of ecological characteristics (e.g. species lifecycles/longevity) rather than human timeframes. Therefore, for this assessment, short-term is up to one (breeding / wintering, etc.) season, medium-term is a typical reproductive lifespan (in the wild), and long-term is over several generations. A permanent impact is one where no reasonable chance of recovery/restoration is evident within the foreseeable future;
- Timing of impact - when it will occur, taking particular note of seasonality;
- Frequency of impact - how often it will occur; and
- Reversibility of impact - a reversible impact is one from which spontaneous / natural recovery is possible; or for which effective mitigation is both possible and an enforceable commitment to this can be made.

3.41 Mitigation for identified impacts will be based on a 'hierarchy' of mitigation options starting with the most desirable approach: -

- Avoid negative impacts where possible.
- Minimise (or reduce) what cannot be avoided; and
- Remedy (or restore) what cannot be reduced.

3.42 Note that compensation is regarded as separate from mitigation, with compensation being required when the above measures still result in a significant residual impact. Compensation measures are often employed off site, when on-site mitigation measures are not feasible or successful.

3.43 Where possible, the scheme has sought to avoid ecological impacts by design. The measures described in this report, therefore, seek to reduce, remedy or compensate for those impacts that could not be avoided through such design measures.

3.44 Mitigation for the site preparation and construction phase assumes that a competent contractor will be used who is familiar with, and will adhere to, industry-standard environmental safeguards. In particular, it is assumed that industry-standard measures for reducing or eliminating noise, dust, water pollution, silt run-off, etc. will be implemented. It also assumes that robust measures and equipment for dealing with any unexpected pollution events will be in place at all times.

3.45 Mitigation will aim to be proportionate to impacts, but will recognise that where uncertainty of effect exists, a more precautionary approach may be required to minimise risk of failure.

BIODIVERSITY NET GAIN

3.46 Detail of the proposed habitat improvement and creation measures that will be implemented to deliver a measurable Biodiversity Net Gain of at least 10% through Site development are detailed within the separate Biodiversity Net Gain Feasibility Assessment for the project (Lloydbore Ltd, 2024).

3.47 The results of the assessment and the key habitat improvement and creation measures set out in the Biodiversity Net Gain Feasibility Assessment, are summarised in the relevant sections of this EcIA.

LIMITATIONS

3.48 Limitations relating to the bat, reptile, great crested newt and badger surveys are included within the relevant survey reports. None of the limitations identified in these reports represent a material limitation to this assessment.

3.49 The list of invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats. There may be invasive plant species present which were not recorded due to seasonality, dense vegetation or growth form for example, but it is considered that this assessment is sufficient to identify any significant populations of invasive plants.

3.50 The above limitations are not considered likely to significantly affect the conclusions drawn within this assessment.

3.51 No detailed survey for invertebrates has been undertaken. Given the general type and extent of habitats, the Site is unlikely to support significant populations of any one particular species. However, the presence of matures trees, rough grassland and scrub make it possible that some significant invertebrate species associated with these habitats could be present. The proposed retention of mature trees and the enhancement of areas of retained grassland means that significant impacts upon important invertebrate assemblages are considered unlikely, and the absence of invertebrate survey data is therefore not considered a significant limitation to this EcIA.

3.52 This report deals with matters of legal significance but does not constitute professional legal advice. The Client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document, which is summarised in Section 1.

LIFESPAN OF THIS ASSESSMENT

3.53 The structure, extent, arrangement, composition and/or management of habitats, and the suitability of habitats for legally protected species and/or Species of Principal Importance, can change over time. Therefore, the ecological importance of a site and the potential ecological impacts of a proposed development can also change over time. In addition, ecology-related legislation, standing advice, best practice, policy and/or guidance may change over time.

3.54 For these reasons, if the commencement of site works is delayed beyond one year from the date of issue of this report, an update site walkover should be undertaken by a suitably experienced ecologist. Following the update walkover, the ecologist will need to determine whether there have been any material changes to the ecological baseline, the potential impacts of the proposed development and/or the ecology-related legal risks associated with the proposed development.

3.55 If there have been any material changes in baseline ecological conditions, the potential ecological impacts of the proposed development, the legal risks associated with the proposed development and/or relevant ecology-related legislation, standing advice, best practice, policy and/or guidance,

an updated EcIA report should be produced by a suitably experienced ecologist. The ecologist will need to advise whether any additional ecological survey work is required to inform the assessment.

4. ECOLOGICAL BASELINE

DESIGNATED SITES

STATUTORY AND NON-STATUTORY DESIGNATED SITES

4.1 The closest statutory designated site of international importance is the Medway Estuary and Marshes SPA and Ramsar, which is approximately 1.3km to the north of the Site.

4.2 The nearest statutory designated site of national importance is the Medway Estuary and Marshes SSSI located *c.*1.3km to the north of the Site.

4.3 One statutory designated site of local importance (LNR), which also qualifies as a non-statutory designated site (LWS), Berengrave Pit, Rainham, which is located *c.*700m to the north-east of the Site.

4.4 At the distances outlined above and considering the intervening urban development and lack of impact pathways that could operate at those distances, there is unlikely to be an impact on either statutory or non-statutory designated sites as a result of the proposed development. They are therefore not considered further in this assessment.

4.5 Locations of these sites are shown in Appendix 1.

ANCIENT WOODLAND

4.6 There are no areas of ancient woodland within a 1km buffer of the Site. Ancient woodland is therefore scoped out of further assessment in this EcIA.

NON-DESIGNATED HABITATS OF PRINCIPAL IMPORTANCE

4.7 The MAGIC website shows areas of deciduous woodland (a priority habitat) located to the north and south of the Site, with the closest *c.*150m.

4.8 There are no additional priority habitats on or immediately adjacent to the Site.

PROTECTED AND NOTABLE HABITATS AND SPECIES

FLORA

4.9 The habitats recorded on-site are common and widespread and therefore unlikely to support notable plant species.

4.10 No notable plants were recorded on-site during the initial PEA survey or during any subsequent survey visits.

4.11 No invasive non-native plants were recorded on-site.

4.12 Due to their apparent absence, effects on notable plant species have been scoped out of further assessment in this EcIA.

INVERTEBRATES

4.13 The grassland and scrub habitats present on-site are common and widespread and as such are likely to support a number of common and widespread invertebrate species.

4.14 As no dedicated invertebrate surveys have been conducted, the exact assemblage of invertebrate species is unknown.

4.15 There are numerous records of stag beetle (*Lucanus cervus*) and Jersey tiger (*Euplagia quadripunctaria*) within the 1km data search radius.. The Site offers habitat that could be used by both of these relatively mobile species.

4.16 The Site is unlikely to support significant populations of any one particular invertebrate species or combined assemblage of notable invertebrate species. Therefore, the Site is likely to be of no more than negligible importance for biodiversity and therefore is scoped out of further assessment in this EcIA.

GREAT CRESTED NEWTS AND OTHER AMPHIBIANS

Desk study

4.17 The biological data search did not record any great crested newts within 1km of the Site. Furthermore, there are no records of granted European Protected Species (EPS) mitigation licences for amphibians within 1km of the Site.

4.18 There is one waterbody present on-site and no further waterbodies within a 250m radius of the Site.

Habitat assessment

4.19 The Site supports suitable terrestrial habitat for GCN in the form of grassland, scrub and mature trees which offer potential for foraging, hibernation, shelter and protection.

4.20 The on-site pond is an artificial pond, heavily shaded and obscured by dense vegetation and there is an absence of aquatic vegetation.

Survey results and assessment

4.21 An eDNA survey was conducted on the on-site pond on 28th June 2024, with samples submitted to SureScreen Scientifics (SureScreen, 2024). The testing concluded a likely absence of GCN from this waterbody and therefore this species is likely to be absent from the Site and scoped out of further assessment in this EcIA.

REPTILES

Desk study

4.22 The biological records search returned are recent (2017) records of slow worm (*Anguis fragilis*) within the 1km radius and historic records for adder (*Vipera berus*) and common lizard (*Zootoca vivipara*).

Habitat assessment

4.23 The on-site grassland, scrub and mature trees offer suitable habitat for basking, foraging and hibernation alongside shelter and protection.

Survey results and assessment

4.24 A presence / likely absence survey for reptiles was conducted in 2024 (Bramley Associates 2024c).

4.25 The reptile survey concluded a likely absence of reptiles from the Site and therefore this species is likely to be absent and scoped out of further assessment.).

BIRDS

Desk study

4.26 The biological records search returned records of multiple bird species within the 1km KMBRC data search area.

Habitat assessment

4.27 The trees and scrub within the Site offer significant opportunities for nesting birds to be present during the main nesting season of March to September (inclusive).

Survey results and assessment

4.28 No specific bird survey was undertaken, however the Site is likely to support common and widespread species..

4.29 The Site is unlikely to support significant populations of any one particular bird species or a combined assemblage of Species of Principal Importance. Taking into consideration the availability of suitable habitat and the likely presence of a potential assemblage of common bird species, the Site has been assessed as being of 'local' importance to birds.

HAZEL DORMOUSE

Desk study

4.30 There are no records of dormouse in the KMBRC data for the Site's 1km radius and furthermore, a search of Natural England's MAGIC website shows no record of a granted hazel dormouse EPS mitigation licences within the 1km search radius.

Habitat assessment

4.31 The Site contains suitable woody habitat which would typically be utilised by hazel dormice, however given the absence of suitable habitat for hazel dormice within the immediate vicinity of the Site and the lack of habitat connectivity it is considered unlikely that hazel dormice would be present within the Site.

4.32 For the reasons outlined above, hazel dormouse is likely absent from the Site and has therefore been scoped out of the assessment.

BADGER

Desk study

4.33 iThe biological records search returned a onerecent (2023) record of badger in the located within 1km of the Site.

Habitat assessment

4.34 Although relatively discrete in nature, the Site provides opportunities for sett establishment and foraging, given the presence of areas of dense scrub and rough grassland.

Survey results and assessment

4.35 During the badger survey undertaken in 2024 by Bramley Associates there were no clear signs of badger presence noted(Bramley Associates, 2024b). Several small mammal burrows and intermittent mammal paths were noted and one large tunnel was recorded near to the western boundary. A camera trap was set to overlook this tunnel for nine days between the 4th and 13th June 2024, which recorded both hedgehog and common rat but no badger.

4.36 The results of the survey show a likely absence of badger from the Site and therefore badgers have been scoped out of this assessment.

BATS

Desk study

4.37 According to the KMBRC data, the nearest records of bat roosts are nearly 1km from the Site. The land uses between the Site and these records comprise predominantly urban land uses.

Habitat assessment

4.38 The mixture of tree lines, hedgerow, scrub on-site buildings and rough grassland as well as scattered individual trees present on-site, provide suitable habitats for foraging, commuting and roosting bats.

4.39 These habitats are assessed as being of 'moderate' suitability for foraging and commuting bats.

Survey results and assessment

4.40 A total of three features on Site with bat roost potential were noted during the PEA (Andrews Wildlife Consultancy, 2023). These are a mature tree in the south-east corner of the Site, a mature willow tree near the Site entrance and the bungalow near the Site entrance. Each of these features were found to have voids suitable for potential bat roost access. The three features mentioned above plus an additional two trees were subject to a suite of surveys between July and August 2024 (Bramley Associates, 2024a).

4.41 The surveys recorded low levels of bat activity across all areas of the Site, dominated by common pipistrelle (Pipistrellus pipistrellus) with limited activity recorded for soprano pipistrelle (Pipistrellus pygmaeus) and the occasional pass by noctule (Nyctalus noctula).

4.42 No presence of roosting bats was recorded within any of the features identified during the PEA or the additional survey by Bramley Associates. Droppings found within the bungalow/office building were dominated by rat droppings.

4.43 Based on the low levels of activity from foraging bat species that are relatively common within urban areas and the likely absence of bat roosts, the Site is considered to be of 'local' importance to bats.

WATER VOLE AND OTTER

Desk study

4.44 No recent records for either water vole (*Arvicola amphibius*) or otter (*Lutra lutra*) were reported within the data search.

Habitat assessment

4.45 There are no habitats on Site that are suitable for aquatic and riparian mammals and therefore, both water vole and otter have been scoped out of the assessment.

OTHER NOTABLE MAMMALS

4.46 The Site provides suitable habitat for other notable mammal species including hedgehog (*Erinaceus europaeus*) which is a Species of Principal Importance.

4.47 During the camera trapping that was undertaken during the badger survey, hedgehog were noted as present and utilising areas of the Site.

4.48 The habitats present offer suitable foraging and shelter for hedgehog, but the Site is unlikely to support significant populations. The Site is situated within a highly urbanised context, bounded on three sides by residential development and associated roads as well as an urban park, offering

dispersal opportunities for hedgehog. Therefore, the Site is considered of 'local' importance for hedgehog.

SUMMARY OF IMPORTANT ECOLOGICAL FEATURES

4.49 Based on the above evaluation of the current baseline ecological interest of the site and the scheme's zone of ecological influence, it has been possible to screen-out those features for which no significant effects are likely due to their likely absence, negligible ecological importance or lack of any evident impact pathway.

4.50 Sensitive ecological features that will be considered further for the impact assessment and mitigation are those that have been assessed as being of ecological importance at the local level or above, and/or which are legally protected (or legally restricted in the case of invasive non-native species). Their levels of importance and legal and policy implications are summarised in Table 2.

Table 2 Important Ecological Features for Assessment

Feature	Ecological importance	Legal status
Bird assemblages	Local	Protected while nesting under Wildlife and Countryside Act 1981.
Bat assemblage (common pipistrelle, soprano pipistrelle and noctule)	Local	Fully protected by Conservation of Habitats and Species Regulations 2017.
Other notable mammals, such as hedgehog	Local	NERC Act Section 41 Species of Principal Importance.

FUTURE BASELINE

4.51 Where there is a significant delay between an EcIA and the commencement of the proposed works, the baseline ecological features can change. Therefore, it is important to account for any such delay and any known factors that may cause significant change over that period so that a reasonable prediction of the 'future baseline' can be made.

4.52 The ecological baseline described within this assessment provides a summary of the habitats and species present and broadly includes those typically associated with urban islands surrounded by residential development.

4.53 The overall trend in the UK is for a decline in priority species since the 1970s, although the gradient of this decline has lessened since 2000 (Defra 2017). This overall trend is driven by certain species groups, with moths in particular declining by approximately 80% over this period (Defra 2017). Habitat connectivity has remained static since 1990. Indicators of ecosystems services provision (pollinators) have also remained static over the short term. Perhaps most relevant to the Site, is that the abundance of urban wildlife has dropped significantly over the short and long term, with birds, butterflies and plants showing long term declines.

4.54 Attempts to manage trends in biodiversity are delivered through EU, UK and local legislation and policies. The UK has transposed protection for European protected species and habitats into UK law, and also provides domestic legislation for species and sites not covered by European protection. These species will continue to be protected under the EU Withdrawal Bill and the Environment Act (2021). The UK's approach to managing biodiversity loss is set by 'Biodiversity 2020: a strategy for England's wildlife and ecosystem services' (Defra 2011). The policies set out under this strategy seek to reverse these declining trends. Data is still being gathered to determine success of these measures. However, for the time being it appears that declining trends in biodiversity for the habitats and species present within the Site may continue. Climate change has

had a relatively small impact on the UK's biodiversity to date, however impacts to species ranges, population sizes and the timing of biological events (such as hibernation, flowering plants etc.) are expected to become more significant over time, with further data required to inform those impacts (Defra 2011). The current habitats present within the Site comprises relatively species poor grassland, scrub, scattered trees and tree lines and hedgerow that are currently unmanaged.

4.55 It is likely that within the immediate future (e.g. the next 25-50yrs) the habitats present would continue to be relatively species-poor and unlikely to support significant populations of protected or notable species.

5. THE PROPOSED SCHEME

5.1 The proposed development comprises the re-use of existing greenhouse structures, the construction of new greenhouse facilities, and the creation of a small plant nursery and a number of allotments for local residents.

5.2 The post-development habitats on-site will comprise areas of retained other neutral grassland and mixed scrub as well as larger areas of hardstanding to accommodate the greenhouse structures alongside a large area set aside for individual allotments and bare ground to house a plant nursery. These habitats are shown on the *Post-Development Habitats Plan* in Appendix 5.

5.3 The existing hedgerow on-site will be retained, whilst the line of trees currently present will be removed (for safety reasons) and replaced with a native hedgerow with trees.

5.4 The development proposals will result in the following habitat loss:

- Other neutral grassland - approximately 0.227ha.
- Mixed scrub - approximately 0.1ha.
- Developed land; sealed surface (buildings) - approximately 0.117ha.
- Artificial unvegetated, unsealed surface - approximately 0.126ha.
- Line of trees - approximately 0.247km.

5.5 Due to the limited scope for retaining existing habitats within the proposed design, off-site compensatory habitat has been included to satisfy statutory biodiversity net gain (Lloydbore Ltd, 2024)

5.6 A plan of the post-development habitats that will be present on-site following completion of the scheme is provided in Appendix 5.

5.7 Additional detail regarding the proposed development is provided in the documentation submitted with the planning application.

6. ASSESSMENT OF EFFECTS DURING CONSTRUCTION

NESTING BIRDS

6.1 All nesting birds and their active nests are afforded legal protection from damage by the Wildlife and Countryside Act 1981 (as amended). Species listed on Schedule 1 of the Act are also afforded protection from disturbance whilst nesting. Some species are also listed as Species of Principal Importance under the NERC Act 2006 and/or on the RSPB's Birds of Conservation Concern list.

6.2 Any cutting or clearance of trees or shrubs during the main bird breeding season (March to September, inclusive) risks damaging active nests.

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.3 In the absence of mitigation, the removal of vegetation and tree lines along with subsequent earth moving are likely to result in the short-term disturbance of nesting birds using the site. Furthermore, species using the Site could potentially miss the chance to breed in the year that vegetation works are undertaken, and the subsequent time that will be required for new woody habitats suitable for nesting birds to establish, would result in a medium-term direct negative impact of Site level significance on breeding birds.

MITIGATION AND COMPENSATION MEASURES

6.4 Removal of bird nesting habitats on-site should be conducted over the autumn and winter, outside of the main nesting season, to avoid damaging an active nest. However, , should the works be undertaken between March and September (inclusive), a suitably qualified ecologist should inspect these areas of habitats within 24hrs prior to such work. If active nests are found, then they will be left undamaged until the chicks have fledged and the nest is no longer in use.

6.5 Retained trees and the existing hedge will be protected by robust Site fencing, standard construction pollution prevention measures and contractor briefing during the landscaping.

6.6 Compensatory measures for nesting birds will include the provision of a range of native fruiting shrubs and trees within the proposed developments landscaping as well as artificial nest boxes in line with RSPB guidelines.

6.7 The timings and precautions described are predicted to reduce the anticipated effect on nesting birds using the Site during vegetation clearance.

6.8 The period between the loss of suitable nesting habitat and the establishment of new vegetation would have a neutral effect on local bird populations as the high rate of dispersal will allow small numbers of birds that cannot still nest on-site, to nest away from the Site within suitable habitats surrounding the Site while the landscaping works are being carried out.

6.9 The correct implementation of the above mitigation is predicted to result in the long-term minor positive impact on common bird species of site level significance (non-significant) only.

RESIDUAL EFFECTS

6.10 No residual impacts on nesting birds using the Site are anticipated.

BATS

6.11 Bats and their places of shelter and protection (roosts) are afforded legal protection by the Conservation of Habitat and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.12 The proposed site works require the loss of foraging habitat when the tree line, scrub and areas of grassland on-site are removed and the majority of the earthworks are taking place.

6.13 Based on the combination of low levels of recorded bat activity on-site, the relatively small extent of loss of on-site habitats that are of moderate and high suitability for foraging and commuting bats, the high mobility of bats and the proposed type of works (landscaping only), the construction phase is likely to have an adverse effect on foraging bats of Site level significance in the medium-term.

6.14 None of the works on site are likely to require artificially extended working days requiring lighting. However, if any such post-sunset lighting were to be required, localised illumination of areas as part of the earthworks are unlikely to increase the ambient levels of illumination given the proximity residential areas and roads subject to lighting around the majority of the perimeter of the Site. As such, any additional Site lighting is likely to result in a negligible impact on foraging bats, and could result in a short-term, reversible effect upon bats of local significance.

MITIGATION AND COMPENSATION MEASURES

6.15 Additional impacts of artificial lighting will be avoided by design, keeping new lighting to a minimum

6.16 Any construction-stage lighting (if required) will be installed away from retained features that are suitable for commuting and foraging bats and should avoid illumination of retained site boundary habitats and adjacent off-site habitats.

6.17 All proposed Site lighting will be in accordance with the Bat Conservation Trust (BCT and Institute of Lighting Professionals (ILP) *Bats and Artificial Lighting in the UK guidance note GN 08/23* (BCT and ILP, 2023), which includes the following considerations:

- Only the minimum level of lighting required for Site security / health and safety should be installed on-site. Use of narrow spectrum lighting with no UV content, or 'warm white' LED lighting (ideally <2700 Kelvin, with peak wavelengths higher than 550nm) is recommended. All lighting should be directed to ground and light spill should be minimised through use of hoods, shields and/or cowls to maintain an upward light ratio of 0%.
- Subject to health and safety and safe-by-design considerations, motion sensors and/or timers should be used to limit the duration of nocturnal lighting (ideally to short illuminance periods of 1 minute or less).
- Tall lighting columns should generally be avoided. Low-level external lighting (if any is required) would help to minimise Site illumination.
- In general, lighting should follow the principles outlined in Section 3 of the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/23.
-

6.18 Retained and enhanced habitats on-site will provide small areas of habitat suitable for foraging bats for the duration of the construction stage. Although the currently present tree line around the perimeter will be removed, this will be replaced with a double native species rich hedgerow,

however in the interim this will also be considered as a loss of commuting habitat and could result in a longer-term, reversible effect upon commuting bats of local significance.

6.19 Enhancement opportunities for bats will be achieved by provision of native flowering species within retained habitats that will provide a valuable foraging resource as well as provision of artificial roost boxes on/in retained buildings and mature trees.

6.20 In the long-term, as new habitats establish, a net positive effect of local significance is predicted.

RESIDUAL EFFECTS

6.21 The proposed mitigation above will not mitigate short term changes in suitable habitat for foraging bats on site during the construction phase and early operational phases of the proposals.

6.22 In the short , habitat modification on Site such as removal of habitats to create allotments will result in the likely loss of suitable foraging habitat as new habitat is created and establishes on Site. Given the small size of the site and the total area required to support even low numbers of bats, temporary habitat loss is predicted to be a minor negative medium term impact of local (Site) level significance only (non-significant).

OTHER MAMMALS

6.23 All wild mammals receive some protection under the Wild Mammals (Protection) Act 1996 (as amended). This Act includes offences of crushing and asphyxiation of any wild mammal with intent to inflict unnecessary suffering.

6.24 Hedgehog and fox were noted as present within the Site during camera trapping undertaken as part of the badger survey (Bramley Associates, 2024b)

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.25 In the absence of mitigation, the landscaping on-site has potential to result in the incidental injuring or killing of more common/ widespread mammal species using the site. The killing or injuring of a common widespread species is highly unlikely to affect the population status or distribution of these species and therefore would have a long-term neutral effect of local (Site) level significance (non-significant) on common/ widespread mammal species. However, given the legal implications of causing unnecessary suffering to a wild animal, mitigation will be undertaken to avoid incidental harm as described below

MITIGATION AND COMPENSATION MEASURES

6.26 Rabbit (*Oryctolagus cuniculus*) burrows, and any other mammal burrows (excluding badger setts) that may be present and need to be removed to facilitate development, will need to be carefully excavated in a manner that allows animals (e.g. rabbits or foxes) to safely escape before works commence. Implementation of this approach should be sufficient to avoid an offence.

6.27 If site contractors are not confident undertaking these excavation works, direct ecological supervision will be provided.

6.28 There is a risk of injury or mortality to hedgehogs during landscaping. Contractors will be briefed on this risk. In the event a hedgehog is found during works, it will be carefully moved to an alternative, nearby area of dense scrub cover away from the landscaping areas and roads.

6.29 Fencing around the Site's boundaries (if required) will be hedgehog friendly, with 13cm x 13cm holes in or under boundary fencing or walls for them to pass through. 'Hedgehog Highway' labels should be placed above the holes to avoid them being blocked in future.

6.30 To reduce the risk of harm to animals that may enter the site, the following will be implemented: -

- Any holes that are excavated on-site will be covered overnight to prevent animals from falling in;
- Alternatively, a broad wooden plank or similar will be placed in the excavation as a ramp to allow animals to escape; and
- Excavations will be checked first thing each morning, prior to the start of works that day. Any animals found within excavations will be allowed to escape and move off, or carefully removed and placed within suitable habitat cover, before site works commence.

6.31 A short-term minor negative effect of local (Site) level significance (non-significant) upon each of these species is predicted during the construction stage.

RESIDUAL EFFECTS

6.32 No residual effects on common mammal species using the site are predicted.

7. ASSESSMENT OF EFFECTS DURING OPERATION

7.1 On completion of the proposed works, the new habitats (Appendix 5) proposed both on-site and off-site will continue to grow under the project Habitat Mitigation and Monitoring Plan (HMMP) that is required to be produced to accord with statutory biodiversity net gain regulations.

7.2 The overall net gain in biodiversity has been accounted for an provided in the Biodiversity Net Gain Feasibility Assessment Report (Lloydbore, 2024) submitted with this application. This calculation uses Defra's statutory biodiversity metric and takes into consideration the length of time taken for such habitats to mature.

7.3 A total of 0.57ha of area habitats and 0.247km of linear habitats will be lost as a result of the proposed development.

7.4 Retained, enhanced and new off-site habitats will comprise 0.32ha of a mixture of other neutral grassland, mixed scrub and 0.247km of native species-rich hedgerow.

7.5 During the operation phase, the proposed development will operate as a mix of plant nursery and self contained and individual allotments. The range of operational impacts expected would have negligible impacts on ecological features both on and off-site, therefore no significant operational effects are predicted.

7.6 The proposed development includes landscaping that will provide habitats that will increase the biodiversity potential both on-site and off-site.

SPECIES

7.7 With regards to reptiles, nesting birds, bats and other mammals, the combination of habitats proposed would increase the extent and quality of habitats for these species over the long-term once they are established.

8. CUMULATIVE EFFECTS

8.1 The proposed development, with its incorporated mitigation and enhancements, will not have any residual adverse long-term ecological effects that could operate in combination with other developments in the wider area.

8.2 No significant development proposals were identified within the vicinity of the Site during a search of the local planning authority web pages.

8.3 Therefore, no ecologically significant cumulative adverse effects are predicted.

9. SUMMARY OF EFFECTS

9.1 Table 3, below, provides a summary of the effects of the proposed project upon important ecological features.

9.2 Only relevant ecological features are addressed in Table 3. Important ecological features that are unlikely to be present within the ZoI of the proposed project are not included in this table.

9.3 Wherever possible, area measurements have been provided in relation to impacts upon habitats.

Table 3 Summary of the ecological effects of the proposed project

Ecological feature	Potential impact in the absence of mitigation	Mitigation and enhancement measures	Significance of residual effect
Nesting birds	Short-term impact comprising damage to active nests during vegetation clearance Medium-term impact comprising disturbance to breeding birds due to time delay in new vegetation	Physical protection of retained habitats during construction stage. Clearance of shrubs and non-native shelterbelt in autumn-winter only unless subject to a nesting bird assessment no longer than 24hrs prior to removal. Post development landscaping comprises retention of scattered mature trees and provision of 0.32ha of mixed scrub and other neutral grassland	Short-term effects effectively avoided with mitigation with no residual risk. Residual risk of medium-term effects from time delay in vegetation establishment, however overall increase in quality and extent of habitat will result in a long-term positive effect of local significance.
Bats	Short-term impact comprising foraging disturbance due to the vegetation clearance. Medium-term impact comprising loss of foraging habitats	Physical protection and enhancement of retained habitats within the receptor areas. Post development landscaping comprises 0.32ha of mixed scrub and other neutral grassland as well as species-rich hedgerows around boundary.	Short-term effects effectively avoided with mitigation with no residual risk. Medium-term effects effectively avoided with mitigation with no residual risk, and overall increase in quality and extent of habitat will result in a long-term positive effect of local significance.
Other mammals	Short term impact during vegetation clearance comprising injury, mortality and nest damage for assumed population of local importance.	Contractor watching brief. Covering of steep-sided excavations at night or providing a ramp for escape. Post development landscaping comprises 38.56 ha of woodland, grassland, scrub, wetland and aquatic habitats.	Short-term effects effectively avoided with mitigation with no residual risk. Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of local significance

10. REFERENCES

Andrews Wildlife Consultancy (2023). *Cozenton Park Nursery Preliminary Ecological Appraisal. November 2023*

BCT & ILP (2023). *Bats and artificial lighting in the UK: Bats and the Built Environment series. Guidance Note 08/23*. Bat Conservation Trust, London and Institution of Lighting Professionals, Warwickshire.

Bramley Associates (2024a). *Cozenton Tree Nursery Bat Survey Report*. August 2024.

Bramley Associates (2024b). *Cozenton Tree Nursery Badger Survey Report*. August 2024

Bramley Associates (2024c). *Cozenton Tree Nursery Reptile Survey Report.* August 2024

British Standards Institute (BSI) (2012). *BS 5837:2012 Trees in relation to design, demolition and construction*.

British Standards Institute (BSI) (2013). *BS 42020: 2013 Biodiversity - Code of practice for planning and development.*

CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal*, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.1 (Updated September 2019). Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM and Association of Local Government Ecologists (ALGE) (2019). Ecological Impact Assessment (EcIA) Checklist. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM, Construction Industry Research and Information Association (CIRIA), Institute of Environmental Management and Assessment (IEMA) (2019). Biodiversity Net Gain: Good practice principles for development: A practical guide. CIRIA, London.

Department for Environment, Food and Rural Affairs (Defra) (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services

Department for Environment, Food and Rural Affairs (Defra) (2017) Biodiversity 2020: a strategy for England's wildlife and ecosystem services: Indicators

Department for Levelling Up, Housing and Communities (2023). *National Planning Policy Framework.* December 2023. Department for Levelling Up, Housing and Communities, London.

Jehle, Robert & Arntzen, Jan. (2000). Post-breeding migrations of newts (*Triturus cristatus* and *T. marmoratus*) with contrasting ecological requirements. Journal of Zoology. 251. 297-306. 10.1017/S0952836900007032.

Joint Nature Conservation Committee (JNCC) (2010). *Handbook for Phase 1 Habitat Survey - a Technique for Environmental Audit*. Revised print, JNCC, Peterborough.

Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001). *Great Crested Newt Conservation Handbook*. Froglife, Halesworth.

Lloydbore Ltd (2024). *Biodiversity Net Gain Feasilbility Assessment Report.* Report ref: 6696-LLB-RP-EC-0001-S4. Lloydbore Ltd, Canterbury.

Malmgren, J.C. 2002. How does a newt find its way from a pond? Migration patterns after breeding and metamorphosis in great crested newts (*Triturus cristatus*) and smooth newts (*T. vulgaris*). Herpetological Journal 12:29-35.

Medway (2003). Medway Local Plan 2003 (adopted May 2003). Available at: https://www.medway.gov.uk/downloads/file/2400/medway_local_plan_2003

Müllner, Antje. (2001). Spatial patterns of migrating Great Crested Newts and Smooth Newts: The importance of the terrestrial habitat surrounding the breeding pond. Rana. 4.

Multi-agency Geographic Information for the Countryside (MAGIC) Interactive Map. Department for Environment, Food and Rural Affairs. Accessed via: http://magic.defra.gov.uk

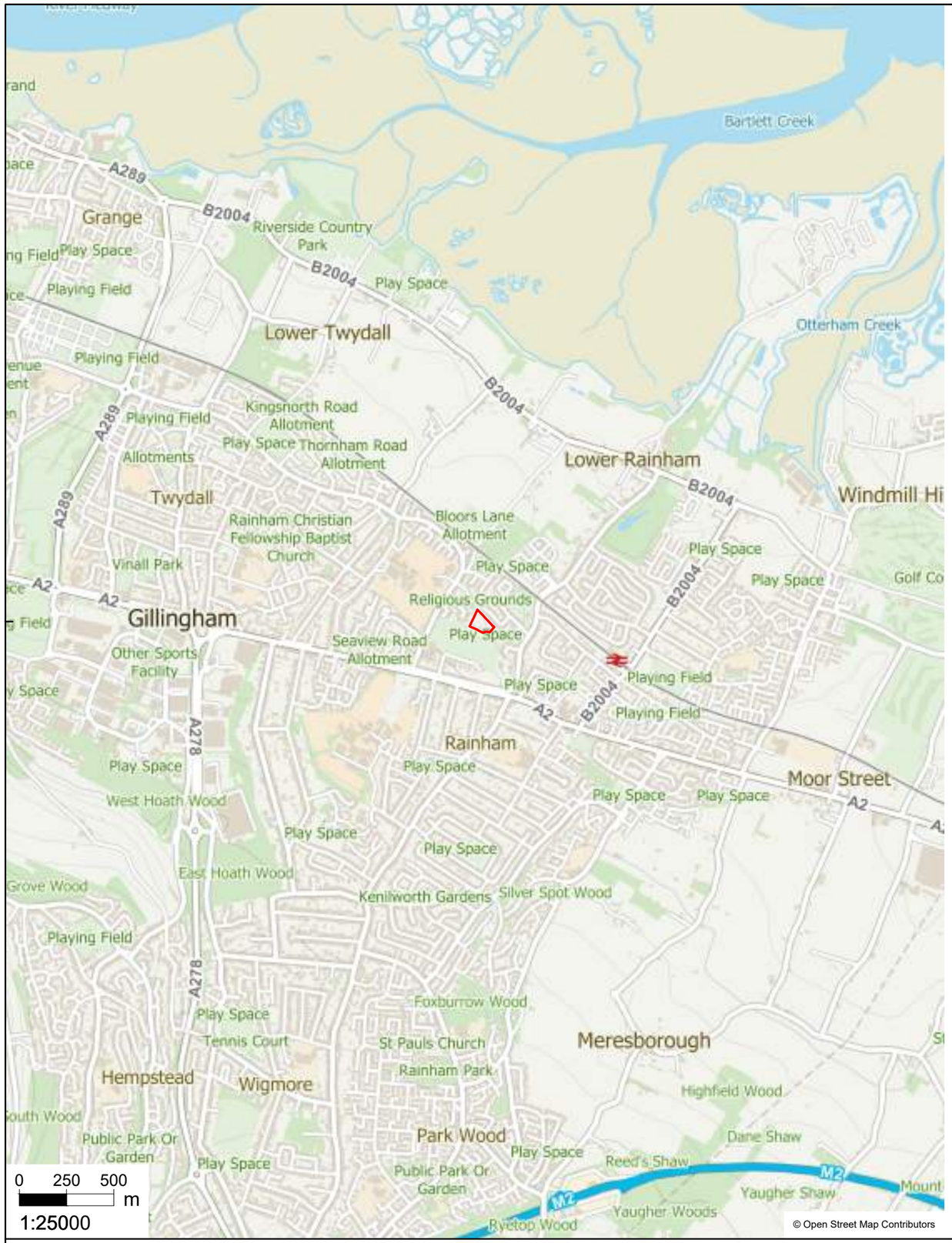
Oldham, R.S., Keeble, J., Swan, M.J.S and Jeffcote, M (2000). *Evaluating the suitability of habitat for the great crested newt (Triturus cristatus)*. *Herpetological Journal*, 10, 143-155.

SureScreen (2024). SureScreen Scientifics GCN Technical Report. June 2024.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. Available at: https://www.ukhab.org

11. APPENDIX 1: SITE LOCATION PLAN

[SEE OVERLEAF]



0 7.5 15 m
1:750

Legend:

Indicative survey boundary
Total area approx: 0.822 ha.

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev.	rev. date	auth.	rev. note
P01	30/07/24	PA	Initial issue

rev.	rev. date	auth.	rev. note

client. **Medway Council**

project. **Cozenton Plant Nursery Site**
Cozenton Plant Nursery Site, Bloors Lane
Rainham, Kent ME8 7DJ

drawing no. **6696-LLB-XX-XX-DR-Ec-0001** rev. **P01**

drawing title. **Site Location Plan** suit. **S4**

rev date. **30/07/24**
scale. **Varies**
sheet. **A3**
drawn. **DM**
checked. **PA**

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT CT1 1UT 01227464348
www.lloydbore.co.uk mail@lloydbore.co.uk

12. APPENDIX 2: BASELINE HABITAT PLAN

[SEE OVERLEAF]

Legend:

- A — g3c - Other neutral grassland. Total area approx: 0.366 ha.
- H1 — h2a - Native hedgerow. Total length approx: 61.6 m.
- C — h3h - Mixed scrub. Total area approx: 0.183 ha.
- u1b5 - Building. Total area approx: 0.145 ha.

B1:	0.001 ha.	B7:	0.079 ha.
B2:	0.004 ha.	B8:	0.009 ha.
B3:	0.001 ha.	B9:	0.011 ha.
B4:	0.003 ha.	B10:	0.013 ha.
B5:	0.007 ha.	B11:	0.008 ha.
B6:	0.004 ha.		

- D — u1c - Artificial unvegetated, unsealed surface. Total area approx: 0.126 ha.
- LT1 — w.33 - Woodland and forest, line of trees. Total length approx: 247.2 m.
- Indicative survey boundary. Total area approx: 0.822 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potential outdated aerial photography and the variable nature of seasonal vegetation.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/].

0 5 10 m
1:500

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev.	rev. date	auth.	rev. note
P01	30/07/24	PA	Initial issue

client. *Medway Council*

project.
Cozenton Plant Nursery Site
Cozenton Plant Nursery Site, Bloors Lane
Rainham, Kent ME8 7DJ

drawing no. *6696-LLB-XX-XX-DR-Ec-0002* rev. *P01*
drawing title. *Habitat Prior to Development Plan* suit. *S4*
UK Habitat Classification

rev date. *30/07/24*
scale. *1:500*
sheet. *A3*
drawn. *DM*
checked. *PA*

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT CT1 1UT 01227464346
www.lloydbore.co.uk mail@lloydbore.co.uk

13. APPENDIX 3: HABITAT IMPACTS PLAN

[SEE OVERLEAF]

LEGEND:

Habitat Retained Through Development:

Habitat to be retained
Total area approx: 0.229 ha.

A — g3c - Other neutral grassland
Total area approx: 0.150 ha.

H1 — h2a - Native hedgerow
Total length approx: 61.6 m.

C — h3h - Mixed scrub
Total area approx: 0.049 ha.

u1b5 - Building
Total area approx: 0.030 ha.

Habitat Loss Through Development:

Habitat loss
Total area approx: 0.592 ha.

A — g3c - Other neutral grassland
Total area approx: 0.216 ha.

C — h3h - Mixed scrub
Total area approx: 0.134 ha.

u1b5 - Building
Total area approx: 0.115 ha.

D — u1c - Artificial unvegetated, unsealed surface
Total area approx: 0.126 ha.

LT1 — w.33 - Woodland and forest, line of trees
Total length approx: 247.2 m.

Indicative survey boundary
Total area approx: 0.822 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potential outdated aerial photography and the variable nature of seasonal vegetation.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/].

0 5 10 m
1:500

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev.	rev. date	auth.	rev. note
P01	30/07/24	PA	Initial issue

client. *Medway Council*
project.
Cozenton Plant Nursery Site
Cozenton Plant Nursery Site, Bloors Lane
Rainham, Kent ME8 7DJ

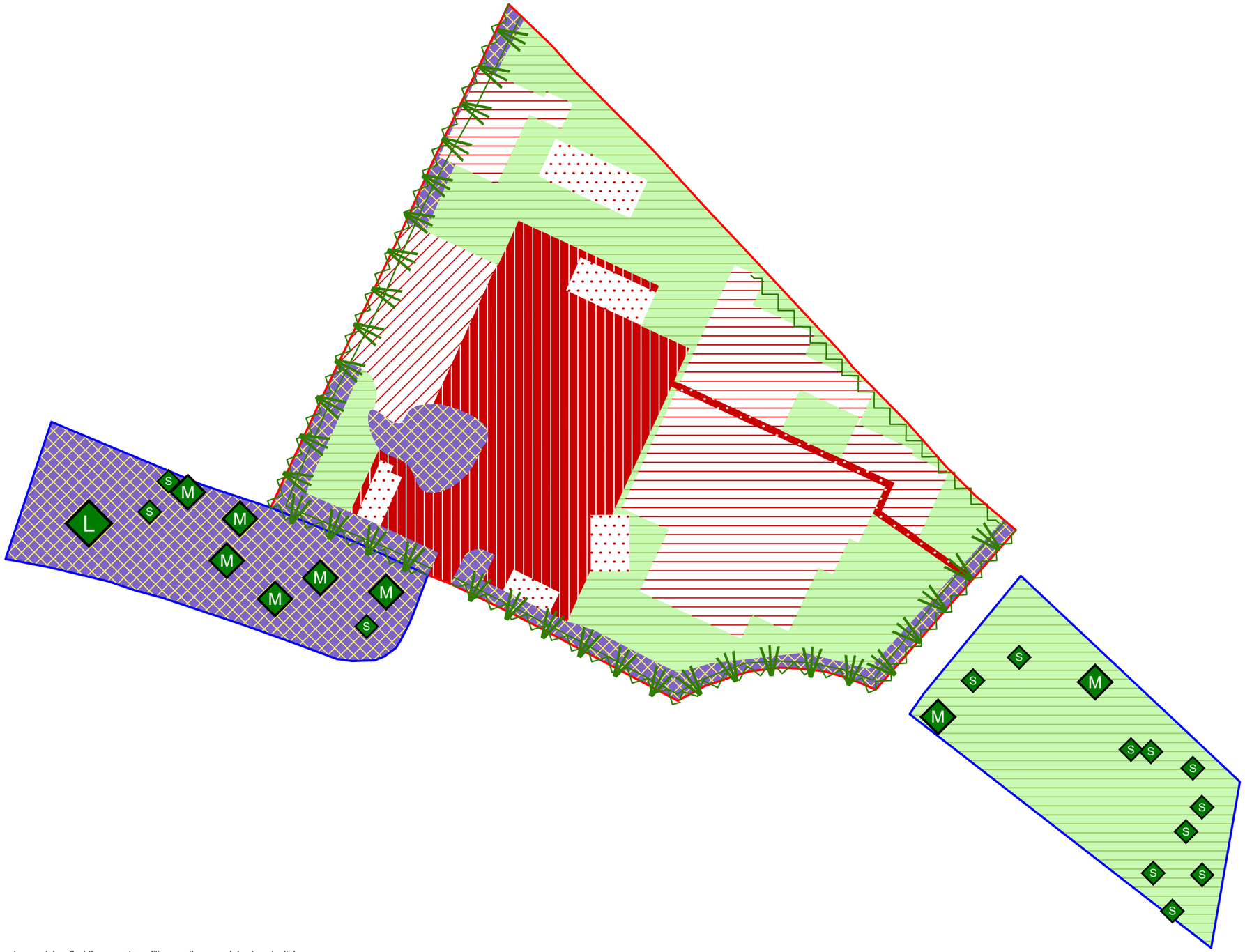
drawing no. *6696-LLB-XX-XX-DR-Ec-0004* rev. *P01*
drawing title. *Habitat Impacts Plan* suit. *S4*
UK Habitat Classification

rev date. *30/07/24*
scale. *1:500*
sheet. *A3*
drawn. *DM*
checked. *PA*

lloydbore landscape ecology arboriculture
39 ST. GEORGE'S PLACE, CANTERBURY, KENT CT1 1UT 01227464346
www.lloydbore.co.uk mail@lloydbore.co.uk

15. APPENDIX 4: POST-DEVELOPMENT HABITAT PLAN

[SEE OVERLEAF]



LEGEND:

On-Site:

g3c - Other neutral grassland
Total area approx: 0.245 ha.

h2a - Native hedgerow
Total length approx: 309 m.

h2a.11 - Native hedgerow, with trees
Total length approx: 240 m.

h3h - Mixed scrub
Total area approx: 0.091 ha.

u1.510 - Built-up area and garden, bare ground
Total area approx: 0.052 ha.

u1.616 - Built-up area and garden, allotment
Total area approx: 0.201 ha.

u1b - Developed land. sealed surface
Total area approx: 0.184 ha.

u1b5 - Building
Total area approx: 0.038 ha.

u1c - Artificial unvegetated, unsealed surface
Total area approx: 0.008 ha.

Indicative survey boundary
Total area approx: 0.822 ha.

Off-Site Compensation:

g3c - Other neutral grassland
Total area approx: 0.170 ha.

h3h - Mixed scrub
Total area approx: 0.150 ha.

Trees - Urban

S Small · M Medium · L Large · VL Very Large

Tree, urban, good condition
Total number: 22
Small: 13
Medium: 8
Large: 1

Indicative compensation area boundary
Total area approx: 0.320 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potential outdated aerial photography and the variable nature of seasonal vegetation.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved [https://ukhab.org/register/].

0 7.5 15 m
1:750

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev.	rev. date	auth.	rev. note
P01	30/07/24	PA	Initial issue
P02	26/09/24	PA	Minor amendments in accordance with updated layout and additional compensatory area.

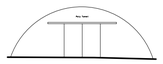
client. **Medway Council**
project.
Cozenton Plant Nursery Site
Cozenton Plant Nursery Site, Bloors Lane
Rainham, Kent ME8 7DJ

drawing no. **6696-LLB-XX-XX-DR-Ec-0003** rev. **P02**
drawing title. suit. **S4**
Post-Development Habitat Plan
UK Habitat Classification

rev date. **26/09/24**
scale. **1:750**
sheet. **A3**
drawn. **DM**
checked. **PA**

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT CT1 1UT 01227464340
www.lloydbore.co.uk mail@lloydbore.co.uk

The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.



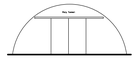
ELEVATION 29

ELEVATION 30

ELEVATION 31

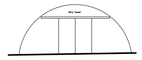
ELEVATION 32

BUILDING 08



ELEVATION 33

ELEVATION 34



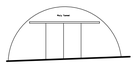
ELEVATION 35

ELEVATION 36

BUILDING 09

ELEVATION 21

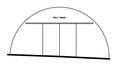
ELEVATION 22



ELEVATION 23

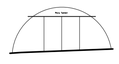
ELEVATION 24

BUILDING 06



ELEVATION 25

ELEVATION 26



ELEVATION 27

ELEVATION 28

BUILDING 07

ELEVATION 13

ELEVATION 14

ELEVATION 15

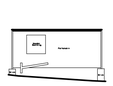
ELEVATION 16

ELEVATION 17

BUILDING 04

ELEVATION 18

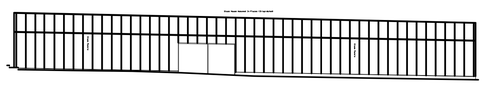
BUILDING 05



ELEVATION 19

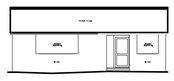
ELEVATION 20

ELEVATION 7



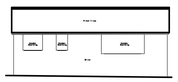
ELEVATION 8

BUILDING 02



ELEVATION 9

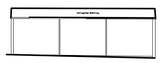
ELEVATION 10



ELEVATION 11

ELEVATION 12

BUILDING 03



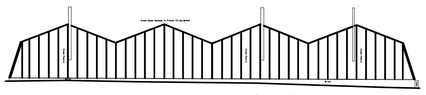
ELEVATION 1

ELEVATION 2

ELEVATION 3

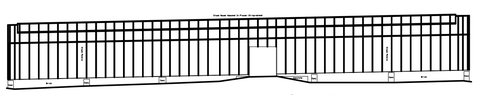
ELEVATION 4

BUILDING 01

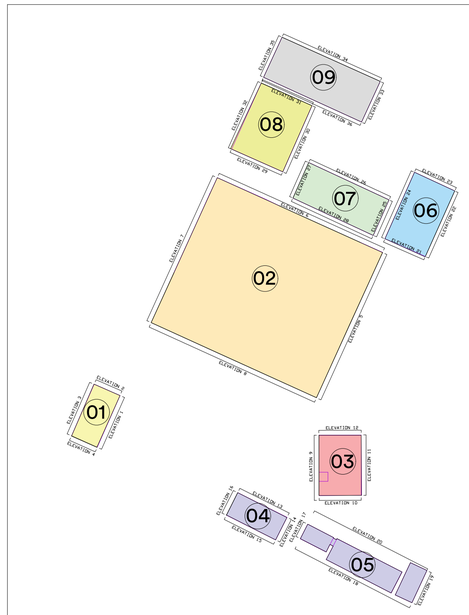


ELEVATION 5

BUILDING 02



ELEVATION 6



Key Plan

Existing Elevations
As Existing

1:200

1:200
0 4m 8m 12m 16m 20m

rev.	description	date	drawn	chkd
P01	First issue	18:07:24	pc	pc

client :

Medway Council

project :

Cozenton Nursery,
Cozenton Park, Bloors Lane, Rainham

drawing title :

Existing Elevations

FulkersBaileyRussell
London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester
info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

proj no : 24 4598

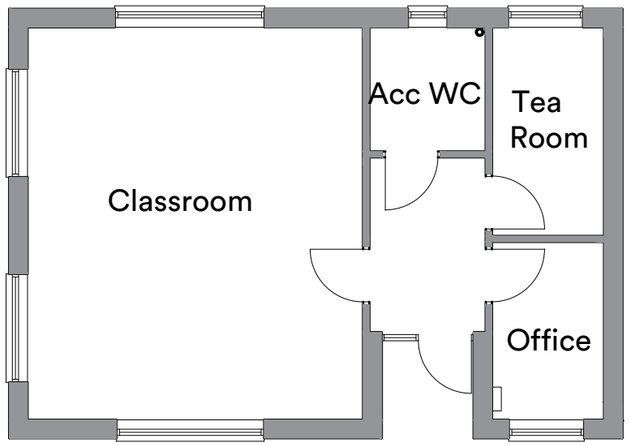
scale: 1/200 @ A1

identifier :
4598-FBR-A1-ZZ-DR-A-102-ELEV

status: S4 (Planning)

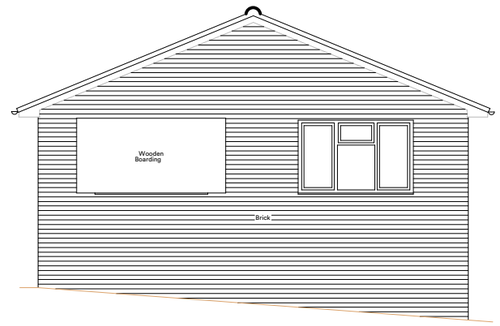
rev no: P01

The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.

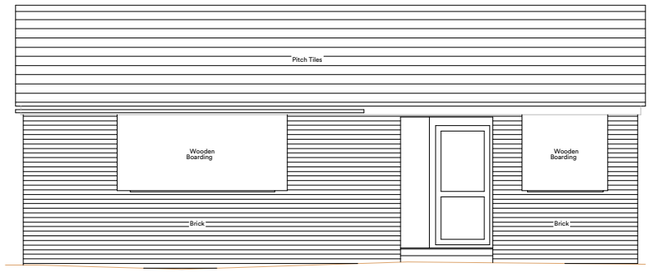


Floor Plan

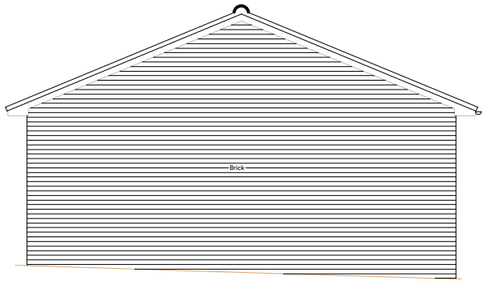
As Existing 1:100



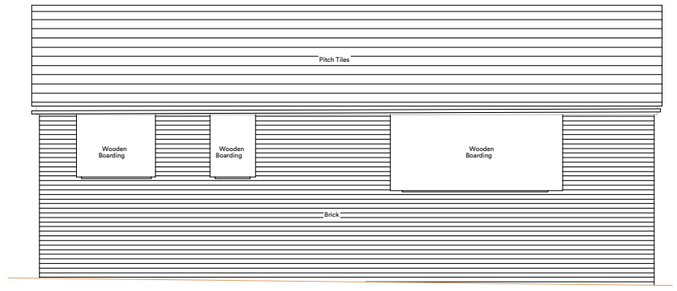
North



West



South



East

1:100

0 2m 4m 6m 8m 10m

client :

Medway Council

project :

Cozenton Nursery, Cozenton Park, Bloors Lane, Rainham

FulkersBaileyRussell

London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester

info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

drawing title :

Existing Welfare Block

rev.	description	date	drawn	chkd
P01	First issue	22:07:24	pc	pc

proj no : 24.4598

scale: 1:100@A3

identifier :

4598-FBR-A1-GF-DR-A-103-HUB

status: S4 (Planning)

rev no: P01

The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.

(c) Crown copyright and database rights 2023 Ordnance Survey 100031673

Date: 11/08/23 | Scale: 1:1250 | Map Centre: 581178,166469 | Data updated: 05/05/23 | Our Ref: 1248217 - 3 | Wastewater Plan A4

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2023 Ordnance Survey 100031673 .This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

RAINHAM

WATER for LIFE — Southern Water

client : Medway Council

project : Cozenton Nursery

rev.	description	date	drawn	chkd
P01	First issue	09:10:24	pc	sp

proj no : 24.4598

scale: NTS@A3

identifier : 4598-FBR-A1-XX-DR-A-104-DRAI

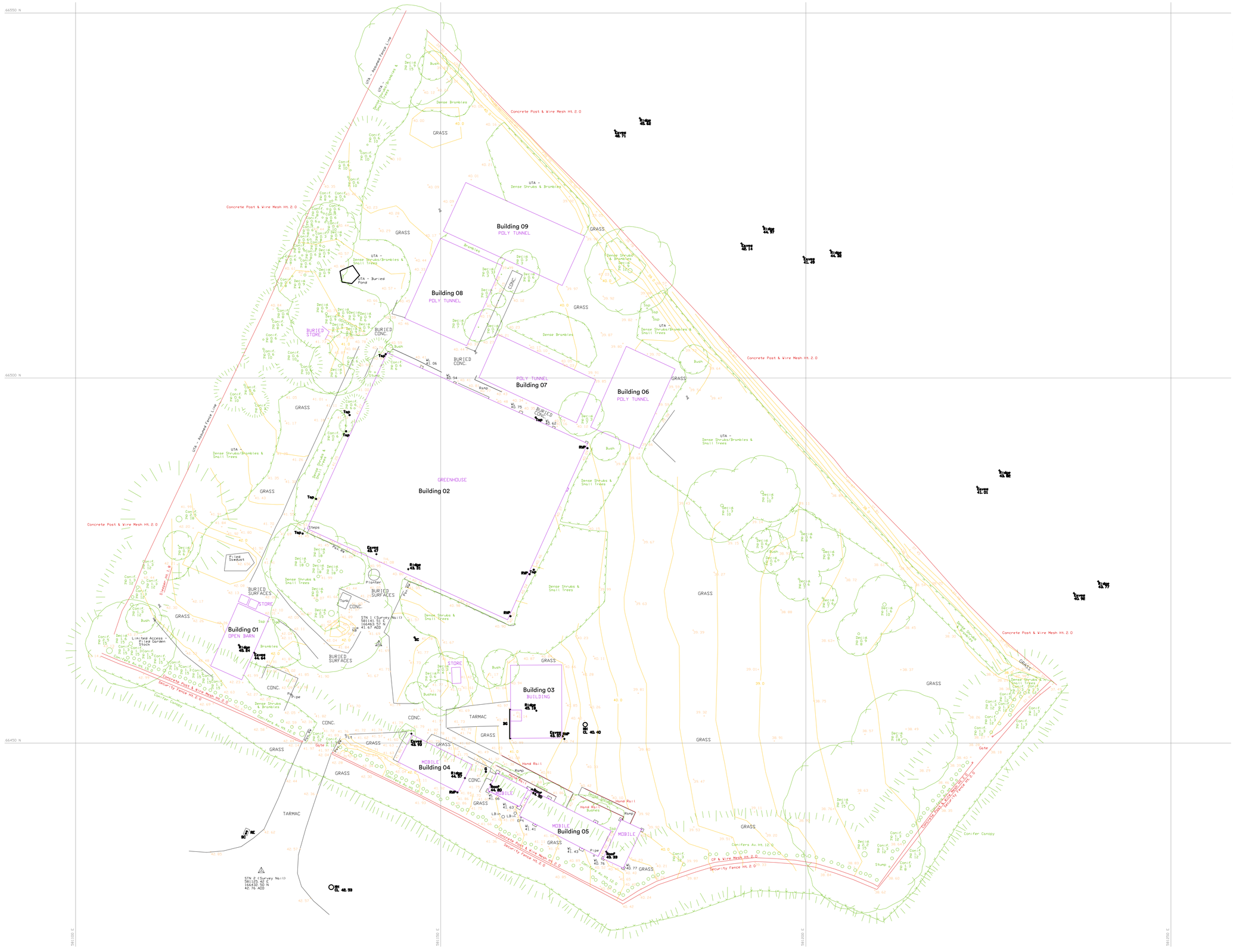
drawing title : Existing Drainage Plan

status: S4 (Planning)

rev no: P01

Fulkers Bailey Russell
London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester
info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.



Existing Site Plan
As Existing

1:250

1:250
0 4m 8m 12m 16m 20m 24m

ABBREVIATIONS

ACU AIR CONDITIONING UNIT
AR ASSUMED ROUTE
AV AIR VALVE
BD BACK DROP
BH BORHOLE
Bin LITTER/GRIT BIN
Bol BOLLARD
BRW BRICK RETAINING WALL
CATV CABLE TV COVER
CB CONTROL BOX
CI CAST IRON
CL COVER LEVEL
CR CABLE RISER
d DEPTH
Dia DIAMETER
ECP CABLE PIT
EOR END OR RECORDS
EOT END OF TRACE
EP ELECTRICITY POLE
E EARTH ROD
FH FIRE HYDRANT
FL FLOOR LEVEL
G GULLY
GPR TRACED BY RADAR
GV GAS VALVE
HV HIGH VOLTAGE
IC INSPECTION CHAMBER
IL INVERT LEVEL
KO KERB OUTLET
L LIGHT
LP LAMP POST
LV LOW VOLTAGE
MH MANHOLE
Mkr MARKER POST
NB NOTICE BOARD
NFI NO FURTHER INFORMATION
OSA OUTSIDE SURVEY AREA
OH OVERHEAD
P POST
PE POLYETHALINE
PF PITCH FIBER
PI PILE
PR PIPE RISER
PVC POLYYYINYL CHLORIDE
RE RODDING EYE
RG ROAD GULLY
RS ROAD SIGN
RWP RAIN WATER PIPE
SA SURVEY ABANDONED
SC STOP COCK
SI SPUN IRON
SL SUMP LEVEL
SP SOIL VENT PIPE
SV STOP VALVE
TCB TELEPHONE CALL BOX
TFR TAKEN FROM RECORDS
Thl THRESHOLD LEVEL
TIC TELEPHONE INSPECTIOI
TL TRAFFIC LIGHT
TP TELEGRAPH POLE
UTA UNABLE TO ACCESS
UTL UNABLE TO LIFT
UTR UNABLE TO ROD
UTS UNABLE TO SURVEY
UTT UNABLE TO TRACE
VC VITREOUS CLAY
VP VENT PIPE
VR VAPOUR RECOVERY
WL WATER LEVEL
WM WATER METER
WO WASHOUT VALVE

N
W E
S

rev.	description	date	drawn	chkd
P01	First issue	18:07:24	pc	pc

client :
Medway Council

project :
Cozenton Nursery,
Cozenton Park, Bloors Lane, Rainham

drawing title :
Existing Topograhical survey plan

FulkersBaileyRussell
London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester
info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

proj no : 24 4598
scale: 1/250 @ A1
identifier : 4598-FBR-A1-GF-DR-A-101-SITE
status: S4 (Planning)
rev no: P01

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**581166/166488**	**26 Sep 2024 11:12**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

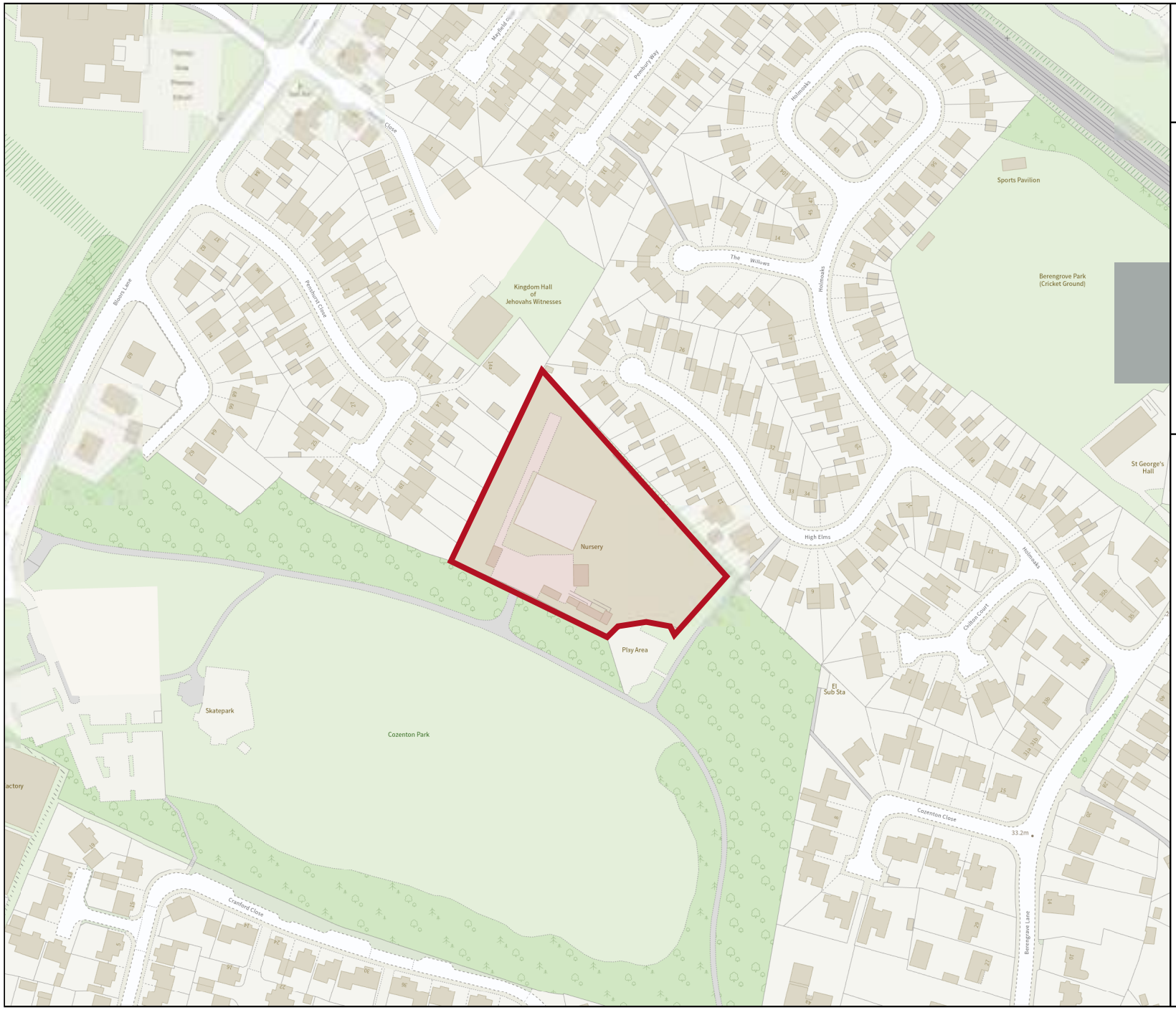
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
581166/166488

Scale
1:2500

Created
26 Sep 2024 11:12

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Decision Notice

MC/24/2128

Serving You

Mr Peter Cross
Fulkers Bailey Russell
Churchill Square Business Centre,
50 Kings Hill
Kings Hill
West Malling
Kent
ME19 4YU

Applicant Name:
Ms Fiona Leadley

Planning Service
Culture And Community
Regeneration, Culture & Environment
Transformation
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR
01634 331700
01634 331195
Planning.representations@medway.gov.uk

Town and Country Planning Act 1990

Location: Cozenton Park Nursery, Bloors Lane, Rainham, Gillingham, Medway

Proposal: Change of use of part of the site to allotments (demolition and removal of former glasshouses, polytunnels and temporary buildings). Site clearance to create allotments, tree nursery and community garden. Installation of two shipping containers for equipment storage, and refurbishment of existing single storey building to act as a Hub facility. Installation of new native hedgerow to part of site perimeter and new fencing not exceeding 2m high.

Notification of Grant of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 18 October 2024.

SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 15 October 2024
4598-FBR-A1-GF-DR-A-200-DEMO Rev P01 Proposed Demolition & Site Clearance Plan
4598-FBR-A1-GF-DR-A-201-PROP Rev P01 Proposed Site Plan
4598-FBR-A1-GF-DR-A-202-HUB Rev P01 Proposed Hub Block

Received 11 December 2024
598-FBR-A1-XX-DR-A-100-OS Rev P02 - Site Location Plan

Received 17 December 2024
4598-FBR-A1-XX-DR-A-203A-CONT Rev P01 Proposed Storage Containers Timber Cladding

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Within three months of the start of the development hereby approved, detailed plans showing how the development will enhance and maintain biodiversity together with a timetable for implementation shall be submitted to the Local Planning Authority for its written approval. The submissions shall include details such as bat and bird durable boxes, log piles, hibernacula, and hedgehog homes and holes in fencing. The approved measures shall be implemented in accordance with the approved details and timetable and shall be retained thereafter.

Reason: To ensure ecological enhancements are incorporated into the development in accordance with BNE37 of the Medway Local Plan 2003.

4 Prior to the first use of any part of the site as hereby approved details of boundary treatment to the west and northeast site boundaries (including position, height, design and materials/finish) together with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details and timetable and shall thereafter be retained.

Reason: To limit the impact of the proposed use of the amenities of neighbouring residents and to ensure that the appearance of the development is satisfactory, in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

5 Prior to the first use of any part of the site as hereby approved details of cycle parking provision together with a date for installation shall be submitted to and

approved in writing by the Local Planning Authority. The cycle parking provision shall be completed in accordance with the approved details and date for installation and shall thereafter be retained, available for use.

Reason: To ensure the provision and permanent retention of cycle parking provision in accordance with Policy T4 of the Medway Local Plan 2003.

6 Prior to the first use of any part of the site as hereby approved full details of both hard and soft landscape works and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should include:

i. changes to surfacing and ground levels
ii. details of planting noting location, species, plant sizes, root treatments and proposed numbers/densities
iii. specifications for planting to enable healthy establishment at maturity such as tree support and tie specification, guards, aeration and irrigation systems, and any soil build-up information (avoiding the use of tree sand)

The development shall be implemented in accordance with the approved details and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory appearance and provision for landscaping in accordance with Policies BNE1, BNE2 and BNE43 of the Medway Local Plan 2003.

7 Prior to the first use of any part of the site as hereby approved a Landscape Management Plan for the new planting and surfacing subject of condition 6 above shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should include long-term design objectives, management responsibilities and maintenance schedules for the communal hard and soft landscape areas for a minimum period of five years, with arrangements for implementation and future review. The development shall thereafter be managed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1, BNE2 and BNE43 of the Medway Local Plan 2003.

8 Prior to the installation of any external lighting on the site details to confirm the following shall be submitted to and approved in writing by the Local Planning Authority:

o that it is designed following best practice within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night' (or subsequent updates)
o hours of operation/use
o the location, type and spill of lights (avoiding any overspill to neighbouring properties)

Only lighting approved pursuant to this condition shall be used to the site and it shall accord with the approved details at all times.

Reason: To limit the impact of the lighting on the wildlife and neighbours and with regard to
Policies BNE2, BNE37 and BNE39 of the Medway Local Plan 2003.

9 The precautionary mitigation measures detailed in the Ecological Impact Assessment (Lloydbore Ltd Ref. No. 6696-LLB-RP-EC-0002 Rev P02 11.10.24) shall be implemented for the duration of the construction/development period including during all site preparation, demolition, ground works and vegetation clearance.

Reason: In order to prevent harm to protected species in accordance with Policy BNE39 of the Medway Local Plan 2003.

10 In this Condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of use of the site for its approved use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made other than in accordance with the details given in the Arboricultural Implications

Assessment and Method Statement to BS5837:2012 (Down to Earth report date 30 September 2024) without the written approval of the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1, BNE2 and BNE43 of the Medway Local Plan 2003.

11 Within one year of the containers arriving on the site they shall be clad with timber in accordance with the details hereby approved (unless any alternative is first agreed in writing by the Local Planning Authority). The timber cladding shall thereafter be retained in accordance with the details hereby approved.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

12 The site shall only be accessed by vehicles in accordance with the submitted details, with a maximum of three cars/visitors vehicles on site at any time: 'Any vehicles accessing the site will be required to be walked in by an authorised key holder wearing hi-viz jacket as the main vehicle entrance gate from Bloors Lane which is locked with a padlock. Vehicles will be required to drive along the park driveway at a speed limit of 5mph with their hazard lights on.'

Reason: In the interests of safety and amenity of park users in accordance with Policy T2 of the Medway Local Plan 2003.

Your attention is drawn to the following informative(s) :-

1 The current management of the site should continue so as not to develop suitable habitat which may encourage the presence of protected species. Notwithstanding this planning permission, if any protected species are found on the site work should stop and a suitable ecologist consulted, to ensure compliance with relevant wildlife and habitat legislation.

2 The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the South Thames Gateway Building Control Partnership at Foord Annex, Eastgate House, High Street, Rochester, Kent ME1 1EW.

3 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority; and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be Medway Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun.

4 Along with the Biodiversity Gain Plan a site wide management and monitoring plan must be submitted to the Local Planning Authority for written approval. The details submitted must include the following:

- Aims and objectives of the plan
- Habitat Plan
- Overview of the management required
- Timetable of works required capable of being a 5-year rolling timetable
- Details of monitoring - methodology and timings
- Details of any management plan reviews

5 Biodiversity Net Gain (BNG) advice - although the submissions are adequate for the above decision to be reached it is noted that the following should be addressed in future submissions for BNG:

- Mixed Scrub may not be achievable in Area A due to the dense canopy cover of the existing trees which could shade out the proposed scrub.
- Other Neutral Grassland in Area B may also be affected by canopy cover.
- If these proposals are not feasible in these areas suitable alternative habitat that satisfies the trading rules will need to be considered for them, and/or suitable alternative locations within the blue line boundary.
- The biodiversity net gain plan should be accompanied by a Memorandum of Understanding stating that the subsequently approved details are to be maintained for at least 30 years.

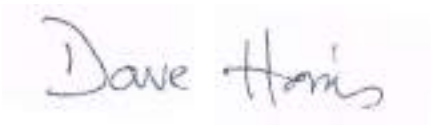
6 In accordance with paragraph 39 of the NPPF Medway Council takes a positive, proactive and creative approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive, proactive and creative and manner by:

Offering a pre-application advice service;
Updating applicants/agents of any issues that may arise in the processing of their application;
Where possible suggesting solutions; and

Informing applicants/agents of any likely recommendation of refusal prior to a decision.

In this instance the applicant/agent was provide with pre-application advice and updated of any issues during the processing of the application.

7 This decision also takes account of the planning application form, Medway Council Allotment summary, Arboricultural Implications Assessment and Method Statement to BS5837:2012 (Down to Earth report date 30 September 2024), Cozenton Park Consultation 2024 Results from the Community Tree Nursery & Garden consultation responses, Design and Access Statement (Fulkers Bailey Russell October 2024), EA Flood Map for Planning and drawings 4598-FBR-A1-GF-DR-A-101-SITE Rev P01 Existing Topographical Survey Plan, 4598-FBR-A1-ZZ-DR-A-102-ELEV Rev P01 Existing Elevations, 4598-FBR-A1-GF-DR-A-103-HUB Rev P01 Existing Welfare Block & 4598-FBR-A1-XX-DR-A-104-DRAI Rev P01 Existing Drainage Plan received 15 October 2024, the Ecological Impact Assessment (Lloydbore Ltd Ref. No. 6696-LLB-RP-EC-0002 Rev P02), Badger Survey (Bramley Associates August 2024), Bat Survey (Bramley Associates August 2024), Reptile Survey (Bramley Associates 26 April to 10 August 2024), Preliminary Ecological Appraisal (Andrews Wildlife Consultants December 2023) received 25 October 2024 and the Biodiversity Net Gain Metric and Feasibility Assessment (Lloydbore Ltd Ref. No. 6696-LLB-RP-EC-0001 Rev P02) and received 11 December 2024.



David Harris
Chief Planning Officer
Date of Notice 3 January 2025

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks** from the date of this notice for appeals being decided under the **Commercial Appeals Service** and **6 months** from the date of this notice for all other **minor and major applications.**

- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
  - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
  - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: https://www.gov.uk/appeal-planning-decision. If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notes

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Folio No: 2784-2024
Purchase Order: 28/06/24BA
Contact: Bramley Associates
Issue Date: 14.07.2024
Received Date: 02.07.2024

GCN Report

Technical Report

SureScreen Scientifics

Folio No: 2784-2024
Purchase Order: 28/06/24BA
Contact: Bramley Associates
Issue Date: 14.07.2024
Received Date: 02.07.2024

SureScreen Scientifics

GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus* , inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
7591	Cozenton	TQ81138 66522	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Lauryn Jewkes

Approved by: Lauryn Jewkes

Folio No:	2784-2024
Purchase Order:	28/06/24BA
Contact:	Bramley Associates
Issue Date:	14.07.2024
Received Date:	02.07.2024

SureScreen Scientifics

Methodology

The samples detailed above have been analyzed for the presence of GCN eDNA following the protocol stated in DEFRA WC1067 'Analytical and methodological development for improved surveillance of the Great Crested Newt, Appendix 5.' (Biggs et al. 2014). Each of the 6 sub-sample tubes are first centrifuged and pooled together into a single sample tube which then undergoes DNA extraction. The extracted sample is then analyzed using real-time PCR (qPCR), which uses species-specific molecular markers to amplify GCN DNA within a sample. These markers are unique to GCN DNA, meaning that there should be no detection of closely related species.

If GCN DNA is present, the DNA is amplified up to a detectable level, resulting in positive species detection. If GCN DNA is not present then amplification does not occur, and a negative result is recorded. Analysis of eDNA requires attention to detail to prevent the risk of contamination. True positive controls, negative controls, and spiked synthetic DNA are included in every analysis and these have to be correct before any result is declared and reported. Stages of the DNA analysis are also conducted in different buildings at our premises for added analytical security.

SureScreen Scientifics Ltd is ISO9001 accredited and participates in Natural England's proficiency testing scheme for GCN eDNA testing.

Interpretation of Results

Sample Integrity Check: When samples are received in the laboratory, they are inspected for any tube leakage, suitability of sample (not too much mud or weed etc.) and absence of any factors that could potentially lead to inconclusive results. Any samples which fail this test are rejected and eliminated before analysis.

Degradation Check: **Pass/Fail**. Analysis of the spiked DNA marker to see if there has been degradation of the kit or sample between the date it was made to the date of analysis. Degradation of the spiked DNA marker may lead indicate a risk of false negative results.

Inhibition Check: **Pass/Fail.** The presence of inhibitors within a sample is assessed using a DNA marker. If inhibition is detected, samples are purified and re-analyzed. Inhibitors cannot always be removed, if the inhibition check fails, the sample should be re-collected.

Result: **Presence of GCN eDNA (Positive/Negative/Inconclusive)**
Positive: GCN DNA was identified within the sample, indicative of GCN presence within the sampling location at the time the sample was taken or within the recent past at the sampling location.
Positive Replicates: Number of positive qPCR replicates out of a series of 12. If one or more of these are found to be positive the pond is declared positive for GCN presence. It may be assumed that small fractions of positive analyses suggest low level presence, but this cannot currently be used for population studies. In accordance with the WC1067 Natural England protocol, even a score of 1/12 is declared positive. 0/12 indicates negative GCN presence.
Negative: GCN eDNA was not detected or is below the threshold detection level and the test result should be considered as evidence of GCN absence, however, does not exclude the potential for GCN presence below the limit of detection.
Inconclusive: Controls indicate inhibition or degradation of the sample, resulting in the inability to provide conclusive evidence for GCN presence or absence.

Location Plan

Site Address: **Easting: 581587 Northing: 166486**

PlanningPortal

Date Produced: **15-Oct-2024**

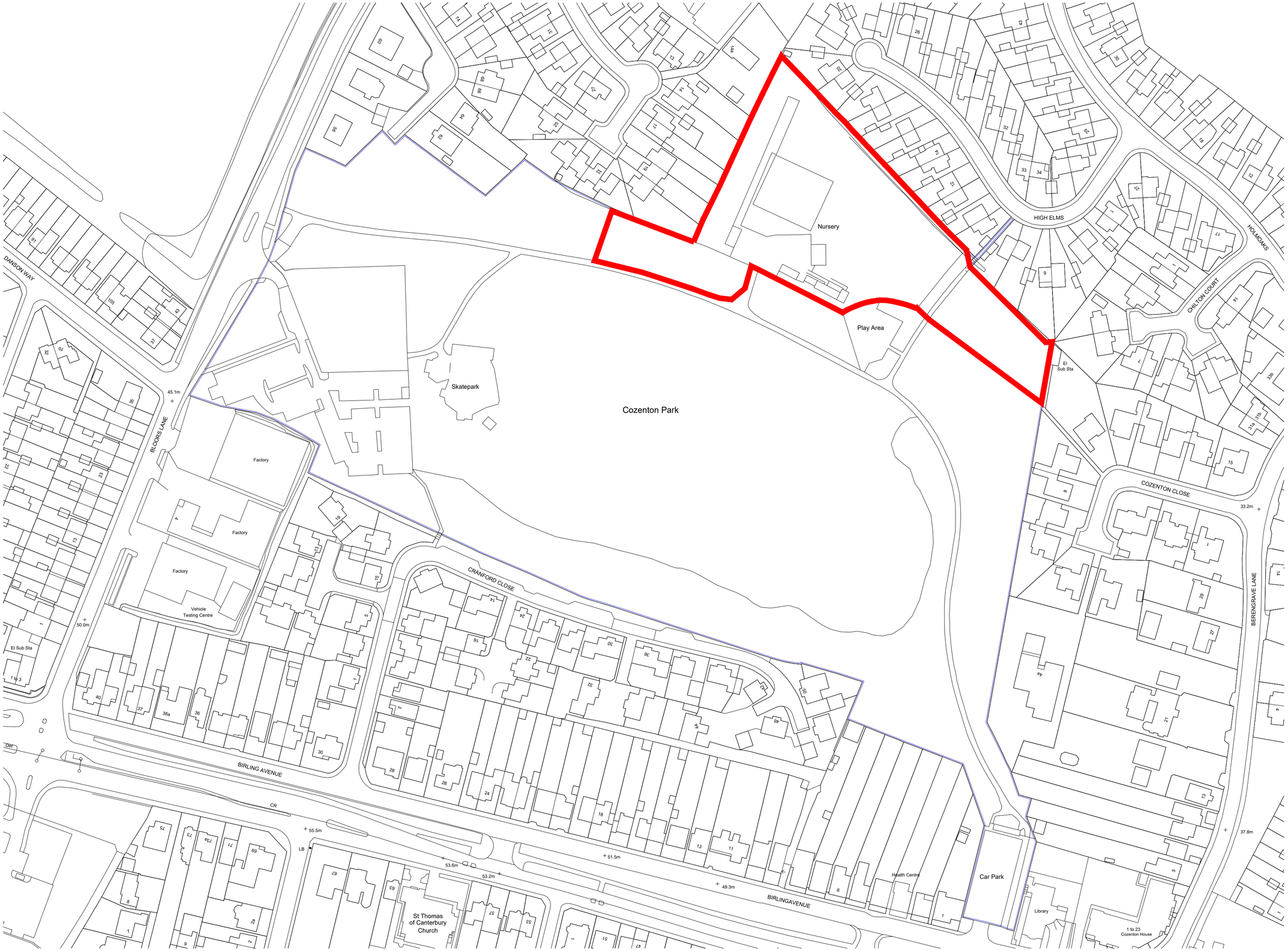
Scale: **1:1250 @A4**

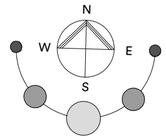
Planning Portal Reference: **PP-13423241v1**

Powered By TerraQuest

© Crown copyright and database rights 2024 OS 100042766

The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.





OS Plan

1:1250

© Crown copyright and database rights 2024 Ordnance Survey licence number 100024225.

1:1250

0 20m 40m 60m 80m 100m 120m

rev.	description	date	drwn	chkd
P01	First issue	26.09.24	pc	sp

client :

Medway Council

project :

Cozenton Nursery,
Cozenton Park, Bloors Lane, Rainham

drawing title :

OS Plan

FulkersBaileyRussell
London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester
info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

proj no : 24.4598

scale: 1/1250

identifier : 4598-FBR-A1-XX-DR-A-100-OS

status: S4 (Planning)

rev no: P01

AWC

Andrews Wildlife Consultants

Cozenton Plant Nursery, Rainham

PRELIMINARY ECOLOGICAL APPRAISAL

For: Medway Council
December 2023

Contents

1 Introduction 2
1.1 Background 2
1.2 Study Area & Location 2
1.3 Objectives 3
1.4 Limitations 3
2 Legislative and Policy Context 5
2.1 The Wildlife & Countryside Act 1981 (as amended) 5
2.2 Conservation of Habitats and Species Regulations 2017 (as amended) 5
2.3 Natural Environment & Rural Communities (NERC) Act 2006 6
2.4 The Protection of Badgers Act 1992 6
2.5 The Animal Welfare Act 2006 6
2.6 Environment Act 2021 7
2.7 National Planning Policy Framework (NPPF) 7
3. Methodology 9
3.1 Desk Study 9
3.2 Field Survey 9
3.3 Preliminary Appraisal 9
4. Results 10
Appendix A – Photographs (taken 27 November 2023) 22

1 Introduction

1.1 BACKGROUND

Andrews Wildlife Consultants Ltd (AWC) was commissioned by Medway Council to undertake a Preliminary Ecological Appraisal (PEA) in support of emerging plans to redevelop an area of land within the Council's former Cozenton Nursery in Rainham. The site was used as a plant bedding/growing area by Hadlow College and Medway's grounds maintenance team, but it closed around 2015 and has been left unmanaged ever since.

The current proposal for this area is to bring the site back into horticultural use with a tree nursery, community garden space and allotments. It is understood that the proposed development may require planning permission, and this PEA is the first stage in informing the scheme design and planning application of the potential ecological risks and opportunities. Further surveys and assessments may be required subsequently to fulfil the full planning and legal requirements.

This report has been prepared by Richard Andrews who is a Fellow of the Chartered Institute of Ecology and Environmental Management (CIEEM): registration number 1332. He is also a Chartered Environmentalist through the Society for the Environment (reg. 2261).

1.2 STUDY AREA & LOCATION

The location of the study site is shown in Figure 1 (Grid reference: TQ 8116 6648). The site is within an urban location, just north of Cozenton Park, where it is bounded by residential development to the west, north and east and by the park to the south.

Approximately half of the site (most of the north-west half) is built over, with both permanent buildings and temporary structures such as greenhouses, polytunnels, storage sheds and portable cabins, plus areas of paved ground. This more developed part of the site shows clear signs of lack of management, with encroaching scrub growth being a significant feature, including within the polytunnels, and evidence of vandalism. The other half of the site is a mixture of open grassland and scrub, with some mature tree cover along parts of the site boundary and occasional within the main part of the site.

Figure 1 – Site Location: *Approximate survey boundary shown by red outline.*

1.3 OBJECTIVES

This PEA has the following objectives:

i. To identify and report the potential that the site holds for legally protected or otherwise notable species and habitats that are a material consideration for the consenting process and which may be affected by the proposed scheme.
ii. To make recommendations for any further surveys that may be required to confirm the actual presence of protected or otherwise notable species using habitat in or adjacent to the site.
iii. To make recommendations for any further assessments that may be required.
iv. To make outline recommendations for any ecological impact mitigation and biodiversity enhancements that can be identified at this scoping stage, noting that these and their details may need to be confirmed by the further recommended surveys and/or assessments (see objectives ii and iii above).

1.4 LIMITATIONS

This report highlights the habitats and the potential for notable species evident on the day of the survey visit, combined with recent (unconfirmed) records obtained from third parties such as biological records centres. It does not record any ecological features that may only appear at other times of the year and, therefore, were not evident at the time of the visit.

Ecological surveys are limited by factors which affect the presence of plants and animals, such as the time of year, migration patterns and behaviour. Therefore, the survey of this site has not produced a detailed list of plant species, and the absence of evidence of any particular species should not be taken as conclusive proof that the species is not present or that it will not be present in the future.

A notable limitation on this site was the restricted view of certain areas due to impenetrable scrub cover, which could obscure notable features such as outlier badger setts. Further survey is recommended in this report to overcome this.

The absence of desk study records cannot be relied upon to infer absence of a species or habitat. Often, the absence of records is a result of under-recording within the given data-search area.

Where this preliminary survey indicates that there could be impacts to ecologically sensitive features, a brief outline of the requirement for further survey/assessment is also provided, where appropriate. However, detailed mitigation can only be confirmed once the recommended further surveys are completed.

The list of invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive, and these plants are found in a range of different habitats. There may be invasive plant species present that were not recorded due to seasonality or dense vegetation for example, but it is considered that this survey is sufficient to identify any major constraints posed by invasive plants.

The above limitations are not considered likely to significantly affect the conclusions drawn within this PEA report.

This report deals with matters of legal significance but does not constitute professional legal advice. The Client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document, which is summarised in **Section 2.**

2 Legislative and Policy Context

2.1 THE WILDLIFE & COUNTRYSIDE ACT 1981 (AS AMENDED)

This legislation provides for designation and protection of Sites of Special Scientific Interest (SSSI), which are areas that represent the most valuable habitats in the UK for nature conservation. The Act also creates the following offences relevant to this study:

- To intentionally kill, injure, or take any wild bird or their eggs or nests (with exception to species listed in Schedule 2). Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young.
- To intentionally or recklessly kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5, and intentionally or recklessly interfere with places used for shelter or protection, or disturb animals occupying such places.
- Certain methods of killing, injuring, or taking wild animals listed in Schedule 6.
- The release of certain non-native animals and planting of plants listed in Schedule 9.

It also provides a mechanism making any of the above offences legal through the granting of licences by the appropriate authorities.

2.2 CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

This is the principal means by which the European Habitats Directive is transposed in England and Wales and is commonly referred to as the "Habitats Regulations".

The regulations provide for the designation and protection of a network of 'European Sites' (termed in the UK as the "national site network"), including Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Regulation 43 of the regulations creates the following offences relating to European Protected Species (EPS) such as bats, great crested newts (*Triturus cristatus*), dormice (*Muscardinus avellanarius*) and otters (*Lutra lutra*):

- deliberately capture, injure or kill any wild animal of a European Protected Species;
- deliberately disturb animals of any such species in such a way as to be likely to:
    - impair their ability to survive, breed, rear or nurture their young, hibernate or migrate, or
    - significantly affect the local distribution or abundance of the species to which they belong;

- deliberately take or destroy the eggs of such an animal; or
- damage or destroy a breeding site or resting place of such an animal.

The Regulations also make it an offence (subject to exceptions) to deliberately pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 5.

However, the actions listed above can be made lawful through the granting of licences (EPS Licence) by the appropriate authorities (e.g. Natural England in England). Licences may be granted for several purposes, but only after the appropriate authority has determined that the following regulations are satisfied:

- the works under the licence are being carried out for the purposes of 'preserving public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment'.
- there is 'no satisfactory alternative'
- the action 'will not be detrimental to the maintenance of the population of the species concerned at favourable conservation status in their natural range'.

2.3 NATURAL ENVIRONMENT & RURAL COMMUNITIES (NERC) ACT 2006

Section 40 of NERC imposes a duty on public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Section 41 requires the Secretary of State, as respects England, to publish a list of species and habitats which are of 'principal importance for the purpose of conserving biodiversity'. These lists generally reflect the species and habitats previously listed as priorities under the UK Biodiversity Action Plan, known as 'priority' species or habitats.

2.4 THE PROTECTION OF BADGERS ACT 1992

This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so and to intentionally or recklessly interfere with a sett (den). Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it.

Under Section 10 (1)(d) of the Protection of Badgers Act 1992, a licence may be granted by Natural England to interfere with a badger sett for the purpose of development, as defined by Section 55(1) of the Town & Country Planning Act 1990.

2.5 THE ANIMAL WELFARE ACT 2006

This imposes a duty of care on anyone responsible for an animal to take reasonable steps to ensure that the animal's needs are met. With regards to development, this may have implications when capture and translocations of animals are proposed.

2.6 ENVIRONMENT ACT 2021

This will soon (in 2023) require new developments to deliver a 10% net gain in biodiversity, normally measured in 'biodiversity units' under Defra/Natural England methodology. It also introduces a new system of Local Nature Recovery Strategies. It is intended to help developers avoid the most valuable existing habitat and focus habitat creation where most appropriate.

2.7 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

In addition to primary legislation, the government published the National Planning Policy Framework (NPPF) on 19th February 2019. Within the NPPF, Chapter 15 is headed *Conserving and enhancing the natural environment* (Paragraphs 170 to 183).

Of relevance are the following statements: -

> *'Planning policies and decisions should contribute to and enhance the natural and local environment by… minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures* (Paragraph 170d); and

Paragraph 171 states that:

> *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*

To protect and enhance biodiversity and geodiversity, plans should:

> *'a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including: the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation* (Paragraph 174a)*; and*
>
> *b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'* (Paragraph 174b).

When determining planning applications, local planning authorities should apply the following principles (Paragraph 175):

> *'a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately*

mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported, while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'

In addition to the above, Paragraph 176 confirms that the following should be afforded the same protection as sites that are included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (Special Areas of Conservation, Sites of Community Importance, Special Protection Areas and any relevant Marine Sites):

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on Special Areas of Conservation, Special Protection Areas, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Paragraph 177 states that: -

'The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.'

This statement applies to the assessment of effects in relation to all confirmed, possible, potential and/or proposed designated sites of international importance, as identified above.

3. Methodology

3.1 DESK STUDY

Information on internationally, nationally and locally designated sites of nature conservation importance within 1km of the survey area was requested from Kent and Medway Biological Records Centre (KMBRC) in November 2023. Records of notable species within 1km (bats to 5km) of the site were also requested. These records were supplemented with internet-based resources such as Multi-Agency Geographic Information for the Countryside (MAGIC) and Google Earth.

These combined records were analysed to determine their relevance to the site and the proposed works, taking into consideration the proposed development's ecological zone of influence, the conservation objectives of designated nature conservation sites, the dates and locations of each record and the sensitivity of the recorded feature to likely impacts.

3.2 FIELD SURVEY

The site was surveyed by qualified and experienced ecologist Richard Andrews (CEnv, FCIEEM) on 27th November 2023. Weather conditions were fine and dry. Broad habitats within the site were recorded and mapped (see Figure 2) following the standard UK Habitat Classification methodology[1]. The potential for protected or otherwise notable species was also assessed and target-noted on the habitat map where appropriate. Any incidental sightings or indirect evidence of species presence seen was recorded, but no detailed survey for any species was undertaken.

3.3 PRELIMINARY APPRAISAL

The results of the desk study and field survey are used to identify potential risks posed to important ecological features by the proposed development, in order to ascertain whether further, more detailed survey and assessment work is required. It is important to note that a PEA is essentially an ecological scoping study, and it is not a full ecological impact assessment (EcIA) which often relies on further surveys.

The preliminary appraisal of ecological risks in this PEA is based on the habitat suitability for important species, which is professionally judged from the nature and quality of habitats on site, and the apparent ecological connectivity to and from other suitable habitats in the vicinity.

[1] UK Habitat Classification Working Group (2018). UK Habitat Classification User Manual at http://ecountability.co.uk/ukhabworkinggroup-ukhab/.

4. Results

The results of this PEA are provided in Table 1 below, which should be read alongside the habitat map in Figure 2. Photographs are provided in Appendix A.

Figure 2 –Habitat map of proposed development (re-use) site *(illustrative only - not for scaling/measurement). Refer to Table 1 for Target Notes.*

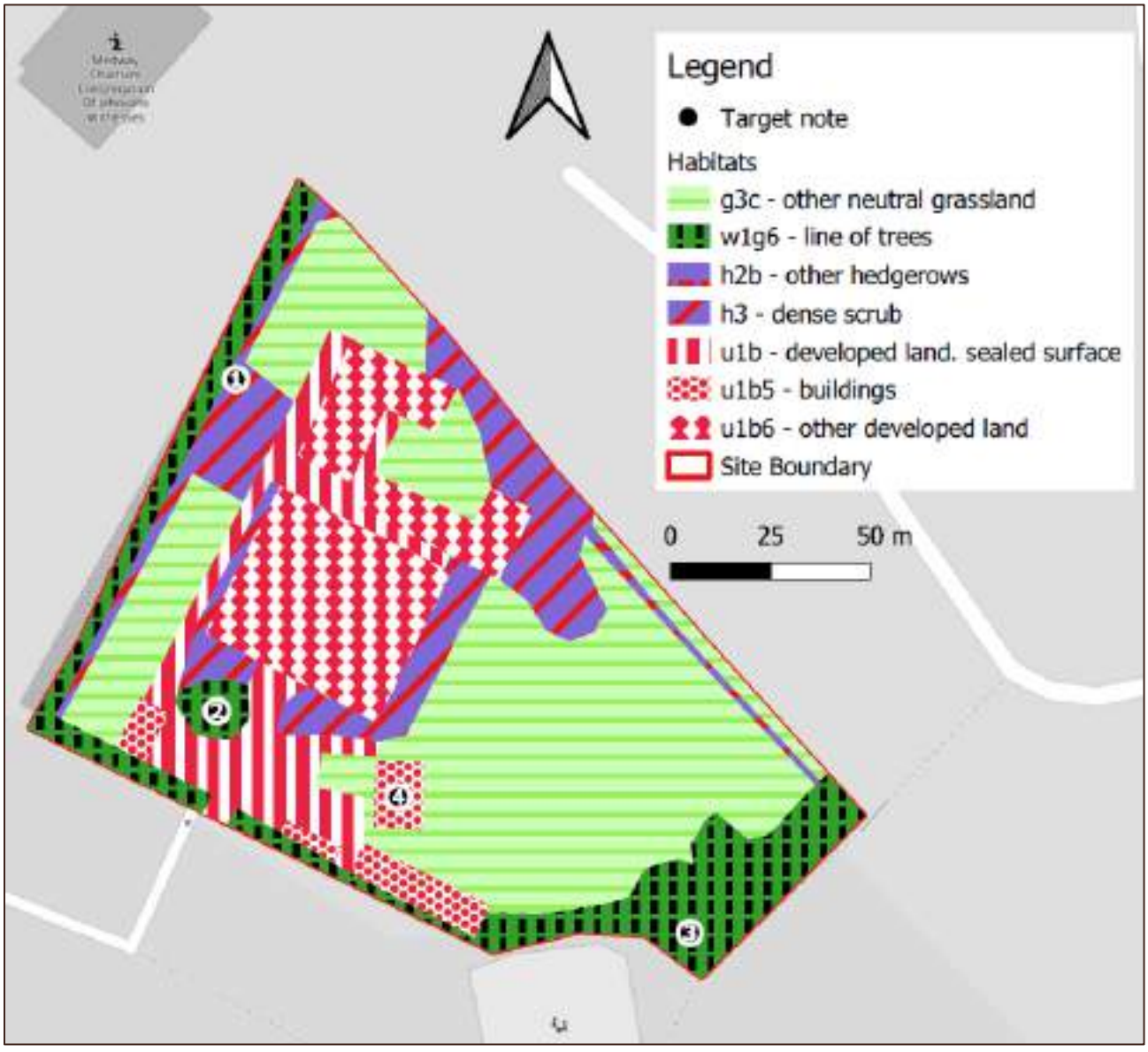


Table 1 – Preliminary Ecological Appraisal Findings (also refer to Figure 2, including Target Notes, and Appendix A)

Ecological feature and status	Potential for presence and likely impact	Recommendations
Internationally Designated Sites (e.g. Special Protection Areas (SPA) / Special Areas of Conservation (SAC) / Ramsar sites) Internationally important and protected by law: • The Conservation of Habitats and Species Regulations 2017 (as amended)	The nearest internationally designated sites are the Medway Estuary and Marshes SPA and Ramsar site situated 1.3km to the north of the Cozenton Nursery site. At this distance, and with the intervening urban development, the proposed uses of the site will not directly or indirectly impact these designations, as there are no impact pathways that could operate at that distance. No other, more distant internationally designated sites will be affected.	N/A

Ecological feature and status	Potential for presence and likely impact	Recommendations
Nationally Designated Sites (e.g. Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR)) Nationally important and protected by law: • Wildlife & Countryside Act 1981 (as amended)	The nearest nationally designated site is the Medway Estuary and Marshes SSSI situated 1.3km to the north of the Cozenton Nursery site. This overlaps the international designations mentioned above. At this distance, and with the intervening urban development, the proposed uses of the site will not directly or indirectly impact these designations, as there are no impact pathways that could operate at that distance. No other, more distant nationally designated sites will be affected.	N/A
Local Nature Reserves (LNR) Locally important and protected by law: • Wildlife & Countryside Act 1981 (as amended)	There is one LNR within 1km of the site. Berengrave Chalk Pit LNR is located approximately 700m to the north-east of the site. The northern part is mainly scrub, with some open ground, a small amount of woodland and a reedbed. The old chalk pit has a small lake, with a reedbed, which floods into an area of willow carr. The drier areas and sides of the pit contain woodland and mature scrub, with a small area of glades. At this distance, and with the intervening urban development, the proposed reuse of the site will not directly or indirectly impact these designations, as there are no impact pathways that could operate at that distance. No other statutory designated sites will be affected.	N/A
Local Wildlife Sites (LWS) Non-statutory designation – material planning consideration	The LNR described above is also a non-statutory LWS called Berengrave Pit, Rainham. As for the overlapping LNR, at this distance, and with the intervening urban development, the proposed reuse of the site will not directly or indirectly impact these designations, as there are no impact pathways that could operate at that distance. No other non-statutory designated sites will be affected.	N/A

Ecological feature and status	Potential for presence and likely impact	Recommendations
Other notable habitats e.g. those listed under: • NERC Act 2006	There are no habitats of principal importance (NERC Act). The hedgerow along the north-east boundary is species-poor and therefore not a priority habitat. However, the on-site habitats have some value for wildlife at the neighbourhood level, particularly within an urban context.	Aim to retain as much native semi-natural vegetation as possible. Material and equipment should be stockpiled within areas of hard standing. A suitable Root Protection Area (RPA) for retained mature trees should be implemented. Biodiversity enhancement could be achieved with the creation of a wildlife pond in a secluded part of the site, and through limited cutting of grassland wherever it can be left to grow tall and flower (cut only once or twice per year in late August and September). A range of artificial resting and breeding structures for birds, bats and invertebrates are recommended below, as are log piles for reptiles and invertebrates.
Notable plants Some may be protected under: • Wildlife & Countryside Act 1981 (as amended) • The Conservation of Habitats and Species Regulations 2017 (as amended) or listed under: • NERC Act 2006 • UK Red Data Book	No notable plants were seen on site incidentally during the survey, and the habitats within the proposed works footprint are relatively common and surrounded by urban development. Most of the records of notable plants provided by KMBRC are relatively old and none are for the site itself. Therefore, impacts to notable plant species are unlikely.	N/A

Ecological feature and status	Potential for presence and likely impact	Recommendations
Invasive, non-native flora and fauna Controlled by: • Schedule 9 Wildlife and Countryside Act (as amended) • Environmental Protection Act 1990	No invasive non-native species records for the site itself were returned by KMBRC. The nearest recent (2020) record is of western conifer seed bug *Leptoglossus occidentalis,* which is a large brown bug native to North America which has become established in Britain since 2007. It feeds on pine sap but causes no noticeable damage to garden trees. The bug can affect seed production and so it may become an issue for nurseries but is unlikely to be a risk to biodiversity. No invasive non-native species were seen incidentally on site during the survey. However, because the survey was conducted in late November, such species may not have been easily visible. Given that this site is within an urban area adjacent to residential gardens, and was previously a plant nursery, there is a heightened risk of invasive non-native species.	Prior to any major vegetation clearance and/or earthworks on the site, a survey for invasive non-native plant species should be undertaken in the late spring-early summer survey season. If any invasive non-natives are found, professional advice on appropriate control and eradication measures should be sought before undertaking any works that could cause their spread. Once the proposed reuse of the site is operational, site users should be advised of the risks of invasive, non-native species, and measures should be developed to avoid them introducing such species to the site.

Ecological feature and status	Potential for presence and likely impact	Recommendations
Notable invertebrates / assemblages Some may be protected or listed under: • The Conservation of Habitats and Species Regulations 2017 (as amended) • Wildlife & Countryside Act 1981 (as amended) • NERC Act 2006 • UK Red Data Book	No notable invertebrates were seen incidentally during the survey, and the habitats within the site are relatively common. There are numerous records of stag beetle *Lucanus cervus* (NERC Act listed) and Jersey tiger *Euplagia quadripunctaria* (a Nationally Scarce butterfly) within the 1km radius KMBRC data-search. The site offers habitat that could be used by both of these relatively mobile species. The reuse of the site for community horticultural purposes is unlikely to lead to significant impacts on these species. However, good-practice mitigation is advised and there is opportunity to enhance the site for these invertebrate species.	Stag beetle larvae rely on old trees and decaying wood on and within the soil, so such features should be left in situ wherever possible, particularly old tree stumps. Minimise use of weed matting as it can trap beetles underground. Use wood-chip or bark instead to suppress weeds and provide habitat for stag beetles. Bury logs from any broadleaved tree cutting upright in the soil, with up to 50cm under the ground to create a log pyramid for stag beetle larvae. Biodiversity enhancement for other invertebrates could be achieved by providing small areas of less-managed grassland that contain native wildflowers and by incorporating small-scale features for invertebrates to shelter and breed in, such as log-piles, 'bee and bug houses', etc. See: https://www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/insects-and-minibeasts/. A new small wildlife pond would also benefit a range of invertebrates.

Ecological feature and status	Potential for presence and likely impact	Recommendations
Nesting birds Protected by law: • Wildlife & Countryside Act 1981 (as amended) Some may also be listed under: • NERC Act 2006 • RSPB Birds of Conservation Concern	As would be expected, there are records of multiple bird species within the 1km radius KMBRC data-search. The trees and scrub within the site offer high potential for nesting birds to be present during the main nesting season: March to August inclusive. Any tree or shrub cutting and/or removal during the nesting season carries a risk of damaging an active bird nest, which is legally protected.	Any necessary cutting or felling of trees and shrubs should be undertaken outside of the main bird nesting season (i.e. during September to February inclusive). Where this is not possible, these should be checked for the presence of active bird nests within 24 hours prior to such work. If active nests are found, then they will need to be left undamaged until the chicks have fledged and the nest is no longer in use. Biodiversity enhancement for birds can be achieved by providing a range of native fruiting shrubs and trees within the proposed development's landscaping. Artificial nest boxes for typical garden species could also be installed in suitable locations. See: https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/.

Ecological feature and status	Potential for presence and likely impact	Recommendations
Reptiles All species protected by law: • Wildlife & Countryside Act 1981 (as amended) Listed under: • NERC Act 2006	There are recent (2017) records of slow worm *Anguis fragilis* within the 1km radius KMBRC data-search, but only old records for common lizard *Zootoca vivipara* and grass snake *Natrix helvetica*. The nursery site is suitable for all of these common reptile species due to its habitat context, content and structure, so the presence of reptiles on site cannot be ruled out without further survey. Any injury caused to reptiles during construction could constitute an offence.	If significant clearance and groundworks are planned, reptile survey is necessary to determine the presence of reptile species within the site. This would involve an ecologist deploying artificial cover objects around the site and then checking these (and natural refuges) for reptiles over seven separate days during suitable weather in the period April to June and September. If reptiles are found, then a mitigation strategy involving movement and exclusion of reptiles may be necessary. The creation of several log piles in secluded locations that can then be left undisturbed would benefit reptiles by providing a sheltering and foraging resource.

Ecological feature and status	Potential for presence and likely impact	Recommendations
Notable amphibians Great crested newt *Triturus cristatus* is protected by law: • The Conservation of Habitats and Species Regulations 2017 (as amended) • Wildlife & Countryside Act 1981 (as amended) Common toad *Bufo bufo* and great crested newt are listed under: • NERC Act 2006	No recent records of great crested newt or common toad within 1km radius of the site were returned in the KMBRC data or found within records of European Protected Species Licencing. However, other, more common newt species have been recorded nearby. There are no apparent ponds within 250m of the site according to Ordnance Survey mapping, and the site is well within a very urban area. Therefore, no impacts on notable amphibians are predicted. There are opportunities for enhancement.	The creation of a fish-free wildlife pond within the site would be a valuable enhancement to the site, especially for amphibian species. This would ideally be situated in an area of relatively unmanaged and undisturbed land where tall grass and native wildflowers could be allowed to grow and contain features like log-piles for amphibian sheltering and foraging.
Badger *(Meles meles*) Protected by law: Protection of Badgers Act 1992	There is a very recent (2023) record of badger in the KMBRC data for the site's 1km radius. No confirmed evidence of badger occupation or activity was evident within the site on the day of survey. However, a large mammal burrow was seen that could be used by badger (Figure 2, Target Note 1), and there were areas that were inaccessible due to dense scrub, so the presence of a sett in or adjacent to the site cannot be ruled out without further survey.	A survey to check for evidence of badger setts within and adjacent to the proposed works areas should be carried out with some targeted scrub clearance during the late winter. If a badger sett is found within 30m of any proposed works, a sett disturbance license from Natural England may be necessary.

Ecological feature and status	Potential for presence and likely impact	Recommendations
Hazel dormouse (*Muscardinus avellanarius*) Protected by law: • The Conservation of Habitats and Species Regulations 2017 (as amended) • Wildlife & Countryside Act 1981 (as amended) Listed under: • NERC Act 2006	There are no records of dormouse in the KMBRC data for the site's 1km radius. Although the site contains woody vegetation that dormice would typically use, it is surrounded on all sides by relatively unsuitable habitat within this urban area, and so there is very poor connectivity to suitable habitat in the wider landscape such as woodland. For these reasons, the risk of dormouse presence on site is very low and no impacts are predicted.	N/A

Ecological feature and status	Potential for presence and likely impact	Recommendations
Bats All species are protected by law: • The Conservation of Habitats and Species Regulations 2017 (as amended) • Wildlife & Countryside Act 1981 (as amended) Some are also listed under: • NERC Act 2006	According to the KMBRC data, the nearest records of bat roosts are nearly a kilometre away from the site and separated by significant urban development. The site is suitable for bat foraging and commuting by species associated with urban and suburban areas. There are at least three features on site with bat roost potential due to voids that bats could access, namely a mature tree in the south-east corner of the site (Figure 2, Target Note 3), a mature willow tree near the site entrance (Target Note 2) and the bungalow near the site entrance (Target Note 4).	Mature trees with holes, cracks or other voids and the bungalow should be retained and protected if possible. Any necessary works to such features should be subject to a close internal and external inspection by a licensed bat ecologist (or bat-licensed tree surgeon). This may involve elevated working (tree-climbing or mobile elevated working platform). Where such a survey is not practical or cannot rule out presence of a bat roost, then evening emergence or dawn re-entry surveys should be undertaken in the period May to August inclusive. The number of survey visits to each feature will be dependent on the recommended close inspection but is unlikely to exceed two visits. If bats are found roosting in such structures, demolition or disturbance must not take place until a European Protected Species License is obtained from Natural England. The proposed re-development should also seek to avoid any additional external lighting of trees and scrub habitat. Enhancement for bats could be achieved by providing artificial bat roost boxes on/in buildings and mature trees within the site. See: https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes

Ecological feature and status	Potential for presence and likely impact	Recommendations
Hedgehog (*Erinaceus europaeus*) Listed under: NERC Act 2006	The site is suitable for hedgehogs as it provides opportunities for sheltering, resting and foraging. The most recent record of the species within the 1km vicinity if from 2015.	A careful and thorough check for hedgehogs should be made prior to clearance of any suitable habitat including potential sheltering features such as debris and compost piles. If any are found and in danger of injury, they should be carefully moved with gloved hands to safe habitat nearby. Site boundary fencing should contain several small (13 x 13 cm) gaps at the base to allow hedgehogs to commute and disperse between properties.
Aquatic and riparian species	There are no watercourses or natural waterbodies on site or immediately adjacent, and so no suitable habitat for aquatic and riparian species is present.	N/A

Appendix A – Photographs (taken 27 November 2023)

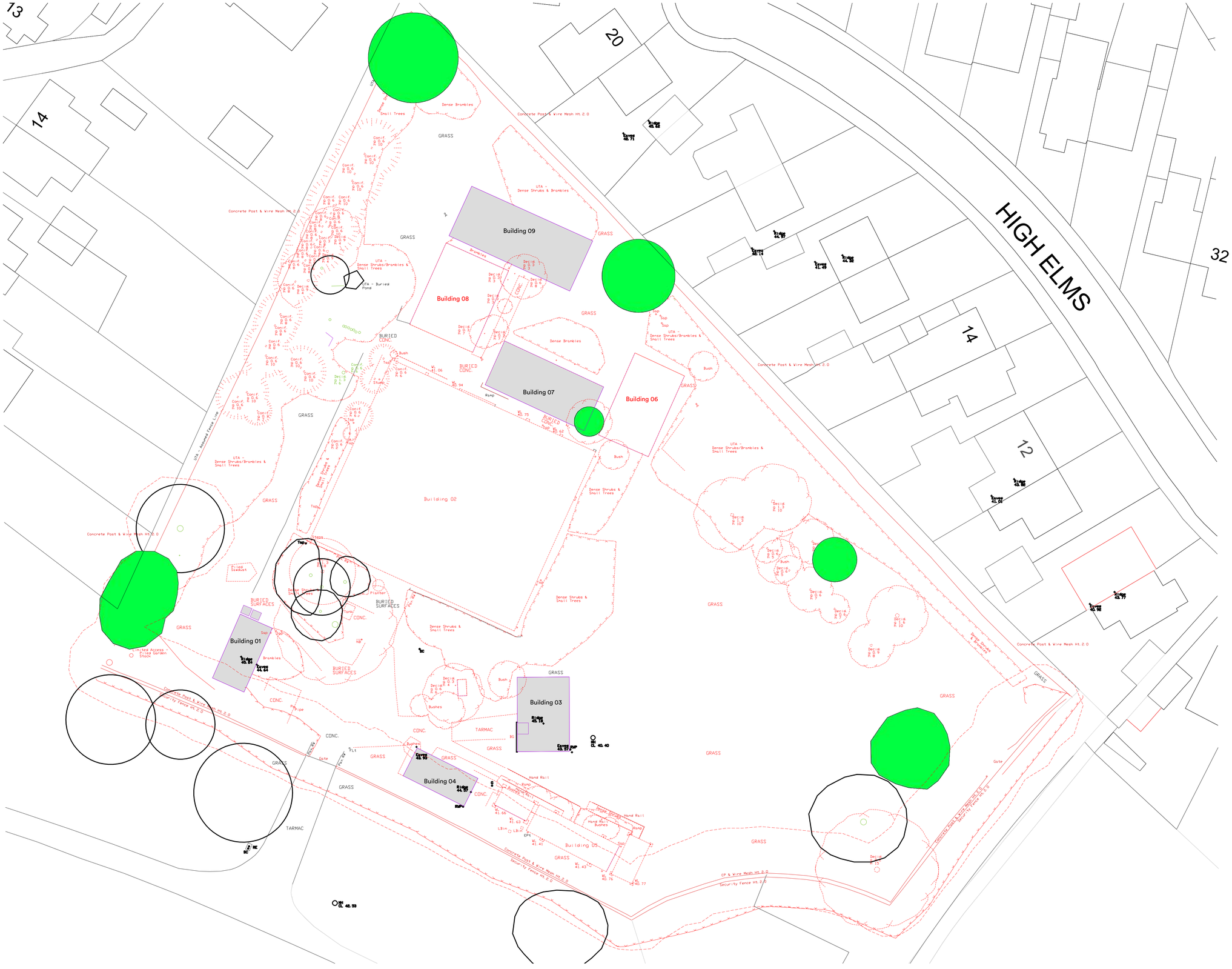
1. The site entrance , showing the boundary line of conifers, shed and overgrown hard-standing.

2. The bungalow on site that has low bat roost potential (Target Note 4) .

3. Mosaic of scrub, rough grassland and horticultural buildings that is typical of this site. Off-site adjacent residential development in background.

4. Tree with bat roost potential on south-east side of site (Target Note 3)

The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.



KEY

- To be demolished / cleared
- Category A tree to be retained
- Category B tree to be retained
- Existing building / structure to be retained

N
W E
S

Proposed Demolition & site clearance
As Proposed
1:250

1:250
0 4m 8m 12m 16m 20m 24m

rev.	description	date	drwn	chkd
P01	First issue	18:07:24	pc	pc

client :

Medway Council

project :

Cozenton Nursery,
Cozenton Park, Bloors Lane, Rainham

drawing title :

Proposed Demolition & Site Clearance Plan

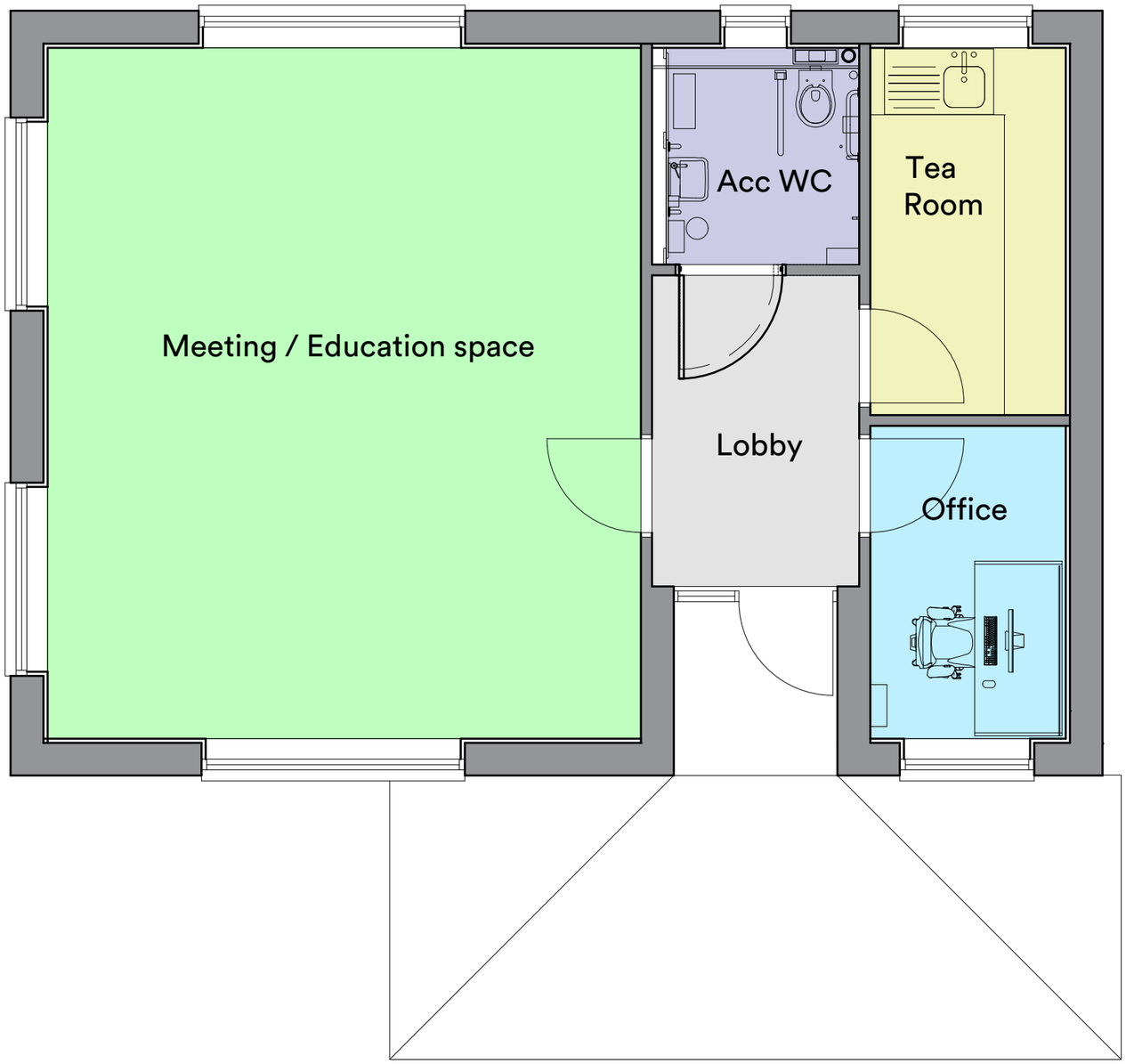
FulkersBaileyRussell
London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester
info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

proj no :	scale:
24 4598	1/250 @ A1

identifier :
4598-FBR-A1-GF-DR-A-200-DEMO

status:	rev no:
S4 (Planning)	P01

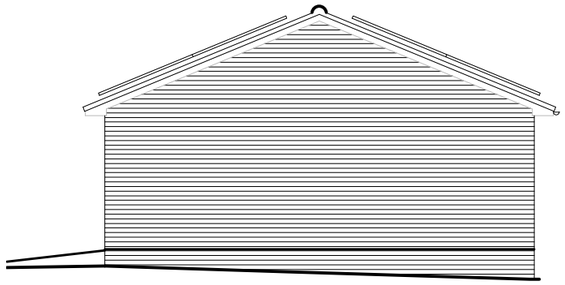
The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.



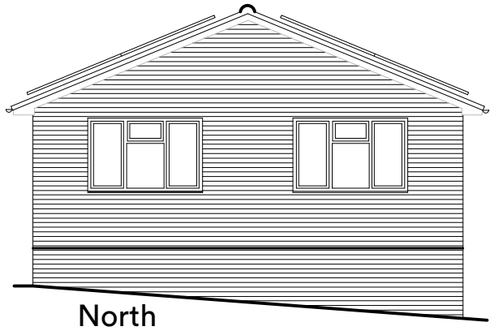
Floor Plan

As Proposed

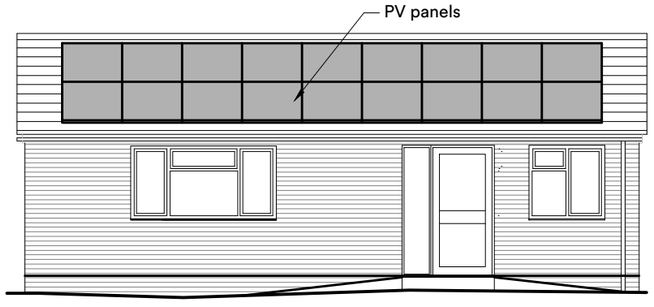
1:50



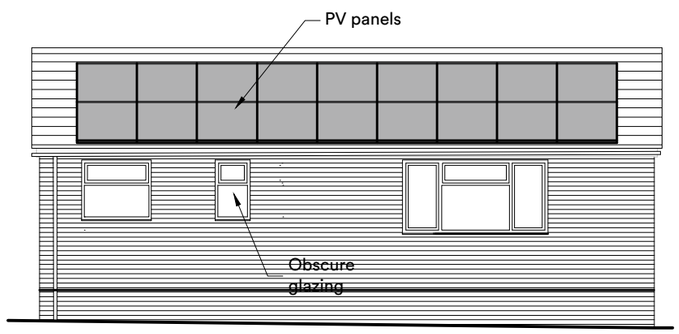
South



North



West



East

1:100

0 2m 4m 6m 8m 10m

client :

Medway Council

project :

Cozenton Nursery, Cozenton Park, Bloors Lane, Rainham

FulkersBaileyRussell

London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester

info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

drawing title :

Proposed Hub Block

rev.	description	date	drawn	chkd
P01	First issue	22:07:24	pc	pc

proj no : 24.4598

scale: 1:50 & 1:100@A3

identifier :

4598-FBR-A1-GF-DR-A-202-HUB

status: S4 (Planning)

rev no: P01

The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.

13
14
20
32
12
HIGH ELMS
Micro plots (25 sq m)
COMMUNITY GARDEN
Community Garden Poly Tunnel
Building 09
1800 high concrete post and wire fencing
1800 high concrete post and wire fencing
Building 07
Community Tree Nursery Refurbished Poly Tunnel
Bare Root Area
Container Hard standing
New Containers
Concrete
Limited mobility raised beds (10 sq m)
1800 high concrete post and wire fencing
Quarter Plots (65 sq m)
New 2m high close boarded screen fencing to top of bank.
23 No ALLOTMENTS
Building 01 Pot / tool store
1800 high concrete post and wire fencing
Restricted parking spaces x3
Building 03
Security palisade metal fence 2.0m
Off site compensation - Mixed scrub (0.150ha)
Building 04
Hub with Meeting Place / Accessible Toilet
TARMAC
Nursery Entrance
Security palisade metal fence 2.0m
Security palisade metal fence 2.0m
Security palisade metal fence 2.0m
Pedestrian access gate
Allotment holders store
New native hedgerow either side of existing fencing
Off site compensation - Other Neutral Grassland (0.170ha)

KEY

- To be demolished / cleared
- Category A tree to be retained
- Category B tree to be retained
- New native hedgerow
- Existing building / structure to be retained
- Off site compensation

N W E S

Proposed Site Layout
As Proposed
1:250

1:250
0 4m 8m 12m 16m 20m 24m

rev.	description	date	drawn	chkd
P01	First issue	18:07:24	pc	pc

client :
Medway Council

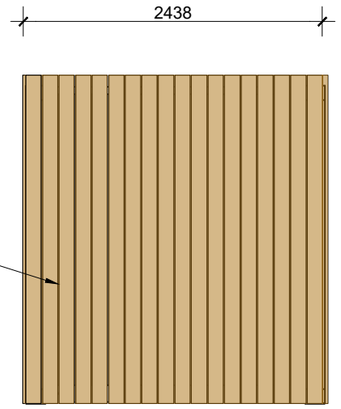
project :
Cozenton Nursery,
Cozenton Park, Bloors Lane, Rainham

drawing title :
Proposed Site Plan

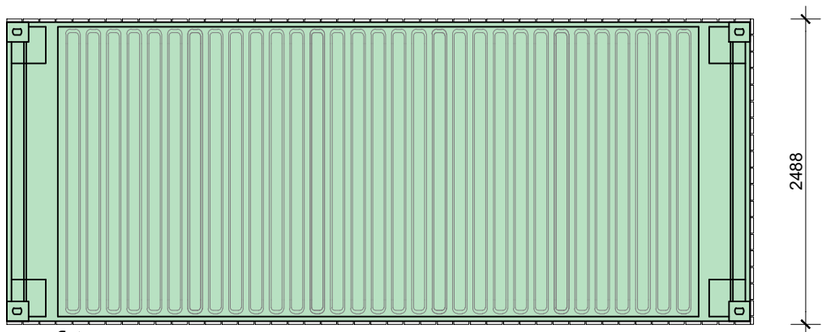
FulkersBaileyRussell
London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester
info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

proj no : 24 4598
scale: 1/250 @ A1
identifier : 4598-FBR-A1-GF-DR-A-201-PROP
status: S4 (Planning)
rev no: P01

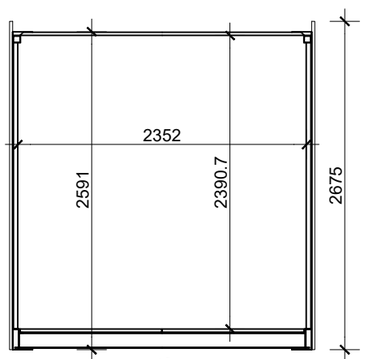
The Copyright of this drawing remains with Fulkers Bailey Russell and is not to be reproduced without written approval.



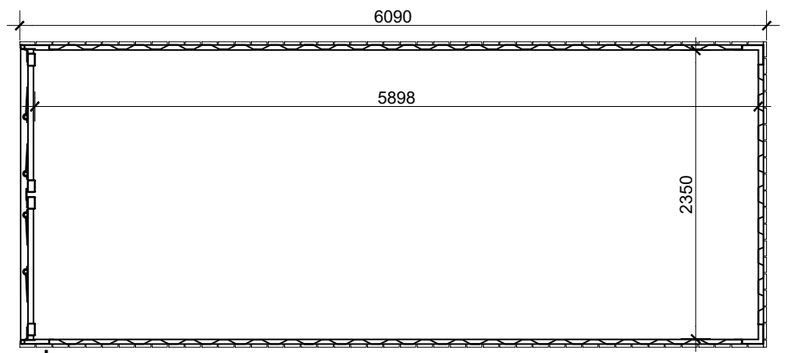
front end



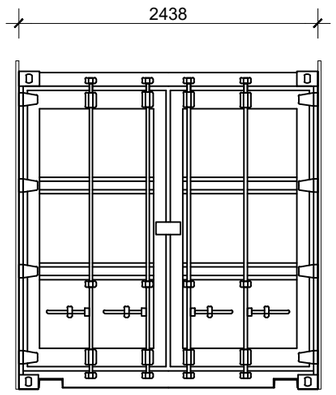
roof top



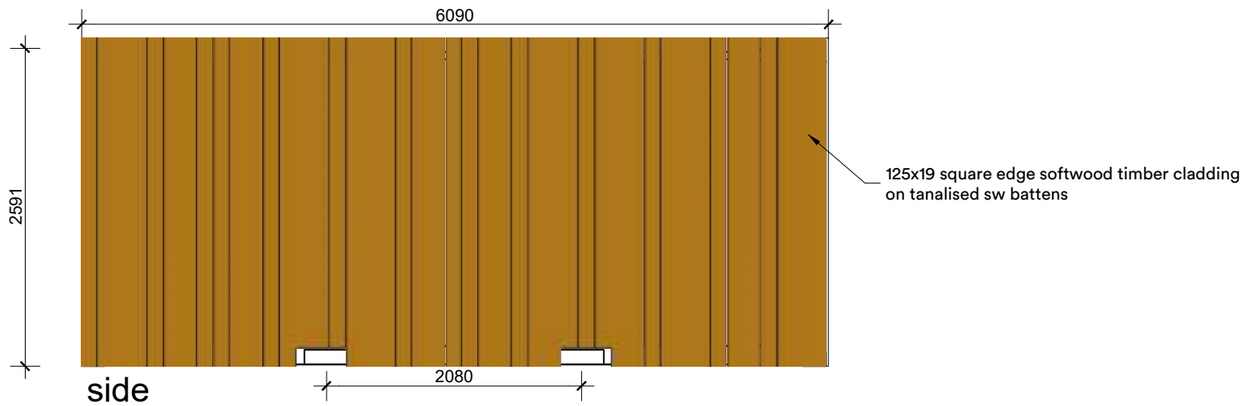
cross section



plan



door end



side

1:50

client :

Medway Council

project :

Cozenton Nursery

P01 Timber cladding added 16:12:24 ps pc

rev.	description	date	drawn	chkd

proj no : 24.4598

scale: 1:50@A3

FulkersBaileyRussell
London | Basingstoke | Brighton | Bristol | Cardiff | Kings Hill | Manchester
info@fulkers.co.uk // www.fulkers.co.uk // 020 3735 5792

drawing title :

Proposed Storage Containers
Timber cladding

identifier :

4598-FBR-A1-XX-DR-A-203A-CONT

status: S4 (Planning)

rev no: P01

Development Control
Medway Council
Civic Headquarters
Gun Wharf
Dock Road
CHATHAM
Kent ME4 4TR

Telephone: 01634 331700
Facsimile: 01634 331195
Minicom: 01634 331300
planning.representations@medway.gov.uk
http://www.medway.gov.uk/planning

Medway Council
Serving You

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cozenton Nursery

Address Line 1

Cozenton Park

Address Line 2

Bloors Lane

Address Line 3

Town/city

Rainham

Postcode

ME8 7EG

Description of site location must be completed if postcode is not known:

Easting (x)

581587

Northing (y)

166486

Description

Local Authority owned nursery set within municipal park

Applicant Details

Name/Company

Title

Ms

First name

Fiona

Surname

Leadley

Company Name

Medway Council

Address

Address line 1

Gun Wharf

Address line 2

Dock Road

Address line 3

Town/City

Chatham

County

Kent

Country

United Kingdom

Postcode

ME4 4TR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Cross

Company Name

Fulkers Bailey Russell

Address

Address line 1

Churchill Square Business Centre,

Address line 2

50 Kings Hill

Address line 3

Kings Hill

Town/City

West Malling

County

Kent

Country

Postcode

ME19 4YU

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

8355.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Demolition and removal of former glasshouses, poly tunnels and temporary buildings. Change of use on part of the site to allotments. Site clearance to create allotments, tree nursery and community garden. Installation of 2No shipping containers for equipment storage, and refurbishment of existing single storey building to act as a Hub facility. Installation of new native hedgerow to part of site perimeter and new fencing not exceeding 2m high.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Former local authority nursery

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:

Proposed materials and finishes:
Steel storage containers with paint finish, colour dark green.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

4598-FBR-A1-DR-A-100, 101, 102, 103, 104, 200, 201, 202, 203 and Design and Access Statement.
Appendix A - Public Consultation document
Appendix B - Environmental Impact Assessment (to follow)
Appendix C - Biodiversity Net Gain Assessment
Appendix D - Tree Survey
Appendix E - Flood Risk Assessment
Appendix F - Borough wide allotment review
CIL Form

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
2

Total proposed (including spaces retained):
3

Difference in spaces:
1

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

⊘ Yes
◯ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [x] Yes
- [ ] No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

4.4

Please provide the date the onsite pre-development biodiversity value was calculated

11/06/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Refer to Lloyd Bore Biodiversity Net Gain Assessment dated 26.09.2024

When was the version of the biodiversity metric used published?

26/09/2024

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
Biodiversity Net Gain Assessment

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- [ ] Yes
- [x] No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Existing manhole position indicated on survey drawing no 4598-FBR-A1-GF-DR-A-101-SITE. Existing mains drainage plan provide - drawing no 4598-FBR-A1-GF-DR-A-104-DRAI

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

◯ Yes
⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

Use Class:
F2 - Local community uses (essential shops, meeting places, sport, and recreation)

Existing gross internal floorspace (square metres) (a):
57.17

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
84.87

Net additional gross internal floorspace following development (square metres) (d = c - a):
27.70

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	57.17	0	84.87	27.700000000000003

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- [ ] Yes
- [x] No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [ ] Yes
- [x] No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [ ] Yes
- [x] No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

⊘ Yes
◯ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED ******

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Ms

First Name

Fiona

Surname

Leadley

Declaration Date

07/10/2024

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

- Fulkers Bailey Russell

Date

10/10/2024